



**Hall Associates**  
Commercial REALTORS since 1975

**Braxton Park Property Owners Association**  
HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011  
112 Kirk Ave SW - Roanoke Virginia 24011

Chrissy Greene/VP of Association Management – cgreene@hallassociatesinc.com  
Nikki M. Pritt/Association Manager – npritt@hallassociatesinc.com

**MINUTES**  
**BOARD OF DIRECTORS MEETING**

July 25, 2022

Pending Review/Approval at Next Board Meeting

	<b>Name</b>	<b>Position</b>	<b>Term Expires</b>
Board Members Present:	Devin Snelick	President	2022
	Stefan Reinhardt	Vice President	2022
	Teresa Hunter	Treasurer	2024
	Lauren Blanks	Secretary	2023
	Cassidy Auwarter	Director	2024
	Brooke Scott	Director	2024
	Cheryl Bennett	Director	2022
	Zak Hayes	Director	2023
Board Members Absent	Carrie Williams	Director	2023
Others Present:	Nikki Pritt	Association Manager	
	Jamie Scott	Owner	
	Steve Bishop	Owner	
	Terri Reinhardt	Owner	
	Zack Williams	Owner	
	Wendy Williams		

**I. DETERMINE QUORUM AND CALL TO ORDER**

A quorum was met with eight board members in attendance. The meeting was called to order at 6:00 PM at Living Water Ministries located at 1071 Waterlick Road.

**II. OWNERS FORUM**

Terri Reinhardt asked about the fountain not working. Management responded that the motor is being replaced. She also asked about the bushes at the pool that were planted last year and have died. Management is getting an estimate on replacing them.

Steve Bishop commented on a vehicle with a flat tire being parked in a visitor space for a couple of weeks.

Zack Williams asked about the possibility of planting a tree in a space where one was previously removed.

**III. APPROVAL OF THE MINUTES**

A motion was made (Snelick) and seconded (Hunter) to waive the reading of the June 23, 2022 minutes and accept them as written. Motion passed unanimously.

#### IV. FINANCIAL REPORT

Board members receive financial reports each month prior to the meeting to review. A motion was made (Snelick) and seconded (Scott) to approve the financials through June 30, 2022 and file for record. Motion passed unanimously.

#### V. UNFINISHED BUSINESS

**Retention Pond Improvements** – Management is requesting estimates on repairs to Pond B and Pond C. Pond C will be looked at by an engineer for suggestions before an estimate can be received for the work.

**Tree Trimming** – A motion was made (Hayes) and seconded (Blanks) to approve tree trimming by CLC. Motion passed unanimously.

**Sidewalks on Mallard** – The work was scheduled for the second week in July but has not been completed yet. Management will follow up with contractor.

**Deck Staining** – A follow up inspection was done and several owners who have not stained their deck yet have been notified with a second deadline to complete the staining. Any decks not stained by the deadline specified in their letter will be in violation.

**Pressure Washing** – This item is complete.

**Sealcoating on Mallard** – Approval was sent to contractor. This is now pending the contractor's schedule.

**Pool Drainage** – A proposal was received from two contractors to address the drainage issue at the pool where mulch is being washed into the pool area. After discussion, management was asked to have a stormwater management company look at the issue and provide an estimate.

**Pool Electrical Work** – Management has requested an additional estimate from an electrician to have a thermostat and attic fan installed to remove heat from the back room of the pool house.

**Pool Cameras** – The new NVR box has been ordered by the contractor and will be installed once it is received.

**Exterior Maintenance** – There are several homes that have trim and rake peeling and need to be addressed. Management will inspect the homes and give a list to a contractor for an estimate on doing all of the work at the same time and assessing those owners affected for their portion of the cost.

#### VI. NEW BUSINESS

**Runoff from Storage Company on Logan** – There has been a substantial amount of rain water runoff from the storage company that neighbors one side of Logan Lane. Management will get in touch with Campbell County to see if there is anything that the county can require the storage company to do to prevent so much water to runoff into the back yards on Logan Lane.

#### VII. EXECUTIVE SESSION

A motion was made (Hunter) and seconded (Snelick) to go into executive session to discuss possible violations and delinquent accounts. Motion passed unanimously. After executive session, there was no action taken.

**VIII. NEXT MEETING DATE, TIME, LOCATION**

The next meeting will be held on August 30, 2022 at 6 pm at Living Water Ministries – 1071 Waterlick Road, Lynchburg, VA 24502. Future meetings are listed online at [www.braxtonpark.com](http://www.braxtonpark.com).

**IX. ADJOURNMENT**

There being no additional business to discuss, the meeting was adjourned at 7:18 PM.