



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

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**MINUTES
BOARD OF DIRECTORS MEETING**

August 5, 2021

Pending Review/Approval at Next Board Meeting

	Name	Position	Term Expires
Board Members Present:	Devin Snelick	President	2022
	Ed Barnhouse	Vice President	2022
	Cassidy Williams	Director	2021
	Lauren Blanks	Secretary	2023
	Teresa Hunter	Treasurer	2021
	Bill Hunter	Director	2021
	Cheryl Bennett	Director	2022
Board Members Absent	Demond Bolden	Director	2023
	Zak Hayes	Director	2023
Others Present:	Nikki Pritt	Association Manager	
	Monty & Nani Payton	Residents	
	Terri Reindhart	Owner	

DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with seven board members in attendance. The meeting was called to order at 6:01 PM at Living Water Ministries located at 1071 Waterlick Road. Demond Bolden joined the meeting after the call to order.

I. OWNER FORUM

Mr. and Mrs. Peyton stated their concerns regarding people going through their yard to get to the pond. She said they are a corner unit and they have had people picnic in their yard near the pond and people have also been on their patio without permission. They stated they weren't sure if the foot traffic has gotten any better since the letter went out explaining that the area between buildings is private property.

Terri Reinhardt stated that she does think that the foot traffic has gotten better since the letter went out. She said that the sign she attached to the tree was down twice, but she wasn't sure if it was taken down or fell down. She discussed an incident that she had with another resident regarding being on her lot.

II. APPROVAL OF THE MINUTES

The approval of the minutes was deferred until the next meeting.

III. FINANCIAL REPORT

Board members receive financial reports each month prior to the meeting to review. A motion was made (Williams) and seconded (Blanks) to approve the financials through June 30, 2021. Motion passed unanimously.

IV. UNFINISHED BUSINESS

Retention Pond Improvements – A proposal was received from RSG for the needed repairs to the retention pond system. Management is still working to obtain additional proposals. The Board currently has two proposals to consider.

Trees at Pool – This work will be done in the fall after the pool has closed.

Streetlight on Mallard – Solar streetlight options were reviewed. The board will look at how well the proposed solar streetlight match the current streetlights and determine their locations.

Exterior Maintenance on Townhomes – Management is working on letters to be sent to owners who have items that require maintenance on their homes. Now that pressure washing is complete, the Board will require the work to be done by September 30th.

Pool Work – Management met with a contractor at the pool to obtain pricing on applying gunite to the pool instead of frequent painting. The contractor recommended using a different kind of paint that would last for seven years. The contractor will send pricing to management for both.

Bag Worm Treatment – Complete.

Sidewalks Repairs on Mallard – Management will obtain estimate on repairing or replacing the personal concrete sidewalks that were damaged over the winter by ice melt chemicals.

Pool Gate – There is an issue with the gate at the pool not closing properly. Management will have a spring hinge added to the gate and have the magnet checked.

Electrical Repairs at Pool – This item is complete.

Updated Rules and Regulations – A motion was made (T. Hunter) and seconded (Blanks) to approve the addition of two new rules for the association Rules and Regulations: No fire pits or tiki torches permitted on decks, or other open flames. No storage containers, bikes, scooters, toys or other items may be stored or kept in the mulch bed area of the front yard. Only decorative statuary, garden flags or other garden decorations are permitted. Motion passed unanimously.

Drainage Near Pool – A motion was made (Snelick) and seconded (Bennett) to approve a proposal submitted by CLC to make some drainage repairs near the pool and trash area on Rowse behind the pool. Motion passed unanimously.

V. NEW BUSINESS

Survey – After the concerns brought up by two owners regarding the trespassing onto lots, Management was asked to obtain estimates for a survey of the association's property lines around the pool. Discussion took place regarding the need for clearer pond access point, such as a walking trail around the pond to create a clear

delineation of where the area is for residents to walk. If the trail is added, several trees on the creek end will need to be removed.

Signage – The board researched no trespassing signs that can be installed on lots that are more aesthetically pleasing. A motion was made (Blanks) and seconded (T. Hunter) to order specific no trespassing signs to be used on end unit lots. Motion passed unanimously. The board determined that these signs must be used if an owner in an end unit wishes to place a sign on their lot. The association will order the signs and the owner must pay for the cost of the sign if they want to install it.

Swans – Because of a problem with a large number of geese and geese feces, the board asked management to order swan decoys to place in the pond to deter geese. A motion was made (Blanks) and seconded (Barnhouse) to order the swan decoys and place in the pond. Motion passed unanimously.

Electrical Meter Repairs – During the sale of a home, the home inspector noted that the electric meters for the building were detaching from the building. Because it was an urgent situation and affected more than one unit, management contacted an electrician to have the repairs made. Those unit affected will be billed for their portion of the work.

VI. EXECUTIVE SESSION

A motion was made (Snelick) and seconded (Barnhouse) to go into executive session to discuss possible violations. Motion passed unanimously. After executive session a motion was made (B. Hunter) and seconded (Barnhouse) to send letters to several owners regarding violations. Motion passed unanimously.

VII. NEXT MEETING DATE, TIME, LOCATION

September 16, 2021 at 6pm at Living Water Ministries – 1071 Waterlick Road, Lynchburg, VA 24502

VIII. ADJOURNMENT

There being no additional business to discuss, the meeting was adjourned at 8:01 PM.