



Braxton Park Property Owners Association

HALL ASSOCIATES, INC. MANAGING AGENT (540)982-0011

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BOARD MEETING MINUTES

June 3, 2026

Pending Review and Approval at Next Board Meeting

	Position	Name	Term Expires
Board Members Present:	President	Misty Hook	2027
	Treasurer	Teresa Hunter	2027
	Secretary	Kelly Long	2026
	Director	Rhonda Jones	2027
	Director	Cheryl Bennett	2028
	Vice President	Chris Kline	2026
	Director	Manny Rodrigues	2028
Board Members Absent:	Director	Zach Williams	2028
	Director	Terri Reinhardt	2026
Others Present:	Amanda St. Clair	Association Manager	
	Stefan Reinhardt	Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 7 board members present. The meeting was called to order at 5:33 PM.

II. OWNERS FORUM

III. APPROVAL OF THE MINUTES

A motion was made (Jones) and seconded (Long) to accept April 30, 2026 meeting as written. Motion passed unanimously.

A motion was made (Hunter) and seconded (Jones) to accept the May 12, 2026 special meeting minutes as written. Motion passed unanimously.

IV. FINANCIAL REPORT

Review financials ending April 30, 2026

Operating	\$ 12,071.98
Operating Reserve	\$ 21,590.22
Capital Reserve	<u>\$161,808.57</u>
Total Combined Assets	\$195,470.77

V. BUSINESS

Community Yard Sale

The board discussed organizing a community-sponsored yard sale at the pavilion area, with Director Rodrigues volunteering to coordinate the effort should there be enough interest from the community. The board agreed this would be preferable to individual resident yard sales, which are prohibited by bylaws. Vice President Kline proposed creating a Facebook poll to select a date from three options for the event, which would run from 8:00 AM to 1:00 PM. This would be a one-time community-sponsored event rather than individual sales.

Stormwater Drainage Maintenance Discussion

There is an area between Rowse and Sprouse that is showing signs of ponding water and potential flooding of back patios after the most recent days of rain. Management will solicit bids to repair this area. There is a clogged drain near the pool in which we will ask ES Lawncare to see if they can clean out.

Car Wash Entrance

Management still needs to draft the letter to the owner of the car wash in hopes of opening dialogue to stipulate a road maintenance agreement.

Pool

The Board discussed the aging camera system, noting that one camera has failed and another is experiencing connectivity issues. The need to replace the camera system was discussed. Director Rodrigues volunteered to research replacement options and present recommendations to the Board at a future meeting.

The Board discussed the use of pool monitors and the challenges experienced with the program in prior years. Board members noted that they routinely inspect the pool area, clean the restrooms, and straighten pool furniture as needed. The Board also discussed reinforcing the pool rule requiring children under the age of 14 to be accompanied by an adult while at the pool.

The Board discussed implementing a digital sign-in system for pool users. Director Rodrigues volunteered to assist with researching and setting up the system.

Vice President Kline reported a concrete coping issue at the pool that was identified on May 29, when a large section of coping became detached. The Board approved a temporary repair to address the immediate concern. The Board acknowledged that replacement of the pool coping will need to be considered as a future capital improvement project.

The pool management services contract was discussed due to several issues that have arisen recently. The Board agreed to continue monitoring the contractor's performance through the remainder of the pool season and will carefully evaluate whether a change in pool management services is warranted at the conclusion of the season.

Sealcoating on Sprouse

Three bids were obtained last year for the sealcoating on Logan and Rowse. Therefore, the board agreed that since Young's Sealcoating was the lowest bid last year, that it would utilize the same company for Sprouse. The board reviewed the proposal for the sealcoating of Sprouse by Young's Sealcoating.

A motion was made (Rodrigues) and seconded (Kline) to approve the sealcoating project for \$9,985. Motion passed unanimously.

VI. EXECUTIVE SESSION

A motion was made (Long) and seconded (Jones) to go into executive session to discuss a violation and contract issue. Motion passed unanimously.

Following the executive session, the Board voted to continue the contract in question. The contractor's performance will continue to be monitored throughout the 30-day notice period. If no further issues arise during that time, the Association will continue with the agreement.

A motion was made (Long) and seconded (Jones) to send a violation notice. Motion passed unanimously.

VII. NEXT MEETING DATE, TIME, LOCATION

June 25 at 5:30 PM at Timbrook Library

VIII. ADJOURNMENT

With no other business to discuss, the meeting was adjourned at 7:32 PM.