



Braxton Park Property Owners Association

HALL ASSOCIATES, INC MANAGING AGENT (540)982-0011
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BOARD MEETING MINUTES

April 30, 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	Terri Reinhardt	2026
	Director	Rhonda Jones	2027
	Director	Cheryl Bennett	2028
	Vice President	Chris Kline	2026
	Director	Zach Williams	2028
	Director	Manny Rodrigues	2028
Others Present:	Amanda St. Clair	Association Manager	
	Stefan Reinhardt	Owner	

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 9 board members present. The meeting was called to order at 5:30 PM.

II. OWNERS FORUM

Stefan provided an update on the grass maintenance, praising the new contractor for doing a good job in bringing back the grass and addressing previous concerns about cutting height.

III. APPROVAL OF THE MINUTES

A motion was made and seconded to accept the March 26, 2026 minutes as written. Motion passed unanimously.

IV. FINANCIAL REPORT

Review financials ending March 31, 2026

Operating	\$ 11,236.12
Operating Reserve	\$ 21,068.54
Capital Reserve	<u>\$161,125.34</u>
Total Combined Assets	\$193,430.00

A motion was made and seconded to approve the financials as presented through March 31, 2026. Motion passed unanimously.

V. BUSINESS

Stormwater Drainage Maintenance Proposal

The board discussed a stormwater drainage maintenance proposal for \$8,775, which includes cleaning two drop inlets behind Logan and addressing stagnant water between Sprouse and Logan.

A motion was made and seconded to approve \$8,775 for capital improvements to the stormwater system behind Logan Lane and in between Sprouse and Logan. Motion passed unanimously.

Pool Opening

The board discussed pool maintenance plans with opening preparations, replacement of the light bulbs with LED bulbs and gaskets. The pool is scheduled to start filling on the 16th.

A motion was made and seconded to approve a proposal for \$1,200 for Executive Maintenance to pressure wash the pool deck, furniture, gazebo, pool house and clean the bathrooms. Motion passed unanimously.

Bartlett Tree Care Budget Review

Misty discussed the costs and services associated with Bartlett tree care. The discussion also touched on potential future treatments needed for boxwoods and trees. The board discussed concerns about tree and shrub maintenance, including issues with boxwoods and laurels. They decided to table the full Bartlett proposal of \$7,833 until consulting with Eddie about alternative options and strategies for shrub replacement.

A motion was made and seconded to approve specific treatments including laurel treatments for spider mites and weevils, and lanternfly treatment on maples, while deferring the decision on magnolia pruning until consulting with Eddie. Most passed unanimously.

Car Wash Entrance

The board reviewed three proposals for repairs related to the car wash area, with Mr. Ferris submitting the lowest bid at \$20,000. However, the board determined that unresolved property line would likely require legal involvement before any work could proceed. Management confirmed with Campbell County there is no existing road maintenance agreement for the car wash property, and the county advised that any resolution would need to be handled as a civil matter. Repair costs have risen significantly from an earlier estimate of \$6,000 per the reserve study to approximately \$20,000. The board discussed the possibility of legal action if the business owner is unwilling to cooperate. Management will draft a letter outlining the situation and the association's efforts to establish a road maintenance agreement or easement to address ongoing repairs that will continue to be necessary.

Pet Damage Policy Discussion

The board discussed addressing property damage caused by pets, ultimately deciding to send letters to homeowners asking them to fix damaged areas rather than implementing a pet fee. They determined that responsible pet owners should not be penalized for the actions of irresponsible owners and agreed to focus on lawn maintenance issues rather than implementing a pet fee system. The board also voted to remove pet stations from the community, requiring residents to bring their own bags for pet waste disposal. They decided to remove pet waste stations from private yards and relocate them to common areas, with a 6-month trial period to assess the impact.

VI. EXECUTIVE SESSION

VII. NEXT MEETING DATE, TIME, LOCATION

May 28 at 5:30 PM at Timbrook Library

VIII. ADJOURNMENT

With no other business to discuss, the meeting was adjourned at 7:55 PM.