



Braxton Park Property Owners Association

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

January 29, 2026

Pending Review and Approval at Next Board Meeting

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

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with 8 board members on zoom. The meeting was called to order at 5:33 PM.

II. OWNERS FORUM

No owners wished to speak.

III. APPROVAL OF THE MINUTES

A motion was made (Hook) and seconded (Reinhardt) to accept the October 28, 2025 minutes as written. Motion passed unanimously.

IV. FINANCIAL REPORT

Review financials ending December 31, 2025:

Operating	\$ 3,494.83
Operating Reserve	\$ 19,506.68
Capital Reserve	<u>\$149,703.42</u>
Total Combined Assets	\$172,704.93

Management provided an end-of-year review of the financials.

A motion was made (Long) and seconded (Kline) to approve the financials as presented through December. Motion passed unanimously.

V. OLD BUSINESS

Drainage and Nature Trail

The board discussed three drainage issues in the community: behind Logan, behind Rowse, and the car wash area. They agreed to have Eddie inspect these areas and potentially make improvements once weather improves. The board also decided to move the Community Nature Trail initiative to a committee item. They discussed the need to add this component to the insurance policy.

Neighborhood Watch and Pavilion

The board discussed several old agenda items, including neighborhood watch programs and the pavilion. The decision was made to remove these items from the agenda for the time being.

Social Media Policy

The board reviewed and approved a revised social media policy. The policy includes guidelines for member behavior, defines violations and consequences, and specifies that the POA and management company will moderate all activity. They also discussed the process for approving new Facebook group members, which currently includes several questions about residency and community details.

Firestone

The developers of the Firestone have notified the board that they are proceeding in a different direction for their sewer connection.

VI. NEW BUSINESS

Speed Limit Sign

The group discussed installing a speed limit sign on Rowse. The group also discussed the need for speed limit signs near speed bumps to prevent potential lawsuits, and a question was raised about the placement and potential need for multiple signs, which management agreed to address during the upcoming walkthrough.

Shrub Maintenance

The board discussed shrub replacement policies and maintenance responsibilities. They confirmed that the exterior maintenance checklist already includes a clause requiring homeowners to replace shrubs damaged by pet waste. The board also considered the sustainability of the future landscaping of Braxton and how to approach this. A walk through planned in the Spring will help identify which properties need shrub replacement.

Trees and Pet Waste Stations

The board discussed tree trimming and landscaping, with Treasurer Kline suggesting ES Lawncare as a potential expert for tree work. They also addressed pet waste stations explaining that private property installations could lead to issues. The board agreed to evaluate the current pet waste station locations during their upcoming walkthrough to determine if additional stations are needed.

Snow Removal

The meeting focused on addressing issues caused by recent snow and ice, including damaged speed bumps that need repair due to snowplow damage. Management reported that Young Sealcoating, who installed the speed bumps this past summer, identified two problematic speed bumps and will send a repair proposal. The group discussed challenges with snow removal, with ES Lawncare explaining that it's impossible to accommodate everyone's needs due to limited space and safety concerns.

Trash

The board discussed trash collection issues due to icy conditions, with GFL confirming pickup would be delayed until next week. Management agreed to follow up with GFL regarding their communication about the delay.

VII. EXECUTIVE SESSION

VIII. NEXT MEETING DATE, TIME, LOCATION

March 5 at 5:30 PM at the Timbrook Library (18891 Leesville Rd, Lynchburg, VA 24501)

IX. ADJOURNMENT

With no other business to discuss, the meeting was adjourned at 7:42 PM.