



McVitty Forest Condominiums **Unit Owners Association**

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

July 9, 2026

Pending Review/Approval at Next Board Meeting
2800 Keagy Rd, Salem, VA 24153

Board Members Present:	John Frank	President	(2028)
	Monika Wood	Secretary	(2027)
	Wallie Braun	Treasurer	(2026)
	Rosalind Reynolds	Director	(2026)

Board Members Absent:	John Pearson	Vice President	(2027)
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Others Present:	Chrissy Greene	Association Manager
	Valerie Drinkwine	Owner
	Debbie Hice	Owner
	Tony and Faye McDaniel	Owner
	Alice Morris	Owner
	David and Gail Dymm	Owner

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with three out of five board members in attendance. The meeting was called to order at 10:30 AM at 2800 Keagy Road, Salem, VA 24153. The fourth board member joined shortly after the call-to-order (10:40)

II. APPROVAL OF MINUTES FROM PREVIOUS MEETING

A motion was made (Braun) and seconded (Wood) to waive the reading of the May 21, 2026 minutes and accept them as written. Motion passed unanimously.

III. OWNERS FORUM

There were no owners present who wanted to address the board.

IV. REPORTS

- A. Financial – Treasurer Braun presented financials through May 2026. The only item to note is the fire inspections. All utilities appear to be in line. A motion was made (Wood) and seconded (Braun) to accept the financial report as presented through May 2026. Motion passed unanimously.
- B. President's Report – no report outside of the items on the agenda.
- C. 3050 Renovation Committee – the committee has priced out everything and the committee has their selections to present to the board for review/consideration. The total is approximately \$90,000. This is for painting, lighting, and carpeting.

Website Reminder – please note – the updated password for ALL OWNERS to access the secure side of the website is now mfcaowner.
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IX. OLD BUSINESS

Roof replacement – a motion was made (Frank) and seconded (Wood) to replace the flat roofs on 3045, 3050, and 3060 at a total combined cost of \$170,514, which reflects the discount of \$7,368 for doing 3 roofs at one time. Discussion ensued. There are active leaks in all 3 buildings. Motion passed unanimously.

Cell dialers – Association Manager Greene reported that the cell dialers have all been installed and the landlines with Verizon are in the process of being terminated. Tony McDaniel expressed concern about the reliability of cell service at the garage level. If TKE doesn't put the lockbox back exactly where it belongs on the 3025 door, the door will not close.

Barriers across from emergency exit at back of 3050 – President Frank is still investigating a metal fence that would match the fencing in other areas of the community.

Inquiry from owner for keypad entry – Treasurer Braun stated that these are predominantly black. He has not found any that are brass. Vice President Pearson requested that this issue be deferred until he is present, because he has information to present for consideration.

Elevator modernization – management will follow up with the elevator company to request the breakdown of labor versus parts in the quote provided.

X. NEW BUSINESS

Landscaping and lawn care concerns – discussion ensued regarding the issues. A meeting will be set up with the owner of the landscaping company to discuss the issues. Tony McDaniel reported that some of the plastic braces in between the brick pavers come loose periodically. Management will schedule a meeting with TJS and the board. Trees were also discussed. Management will also schedule a meeting with Tree Smart and the board.

Bulbs – a concern was shared with the board about the variation in the color of the bulbs. After discussion, it was determined it would be cost prohibitive to replace bulbs in all 5 buildings to achieve the same color throughout.

XI. EXECUTIVE SESSION

A motion was made (Frank) and seconded (Reynolds) to go into Executive Session to discuss violations. Motion passed unanimously.

After Executive Session, no action was taken. Motion passed unanimously.

XII. DATE, TIME AND LOCATION OF NEXT MEETING

The next board meeting is scheduled for September 17th, 2026 at 10:00 AM and will be held in-person at the office of Hall Associates, Inc., 2800 Keagy Road, Salem, VA 24153.

You may also check the website for updates at any time. www.mcvittyforestcondos.com

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 11:38 AM.

Approved as submitted:

President

Date

Secretary

Date