Kenwick Place Homeowners Association

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

ANNUAL MEETING

May 18, 2026

I. DETERMINE QUORUM & CALL TO ORDER

A quorum of one third (33.3%) or 13 of the 38 units is required to conduct an Annual Meeting. A quorum was satisfied with of 27 (21 in person and 5 by proxy), or 71% represented and the meeting was called to order by Association President Archie Fralin at 5:58 PM at the Brambleton Center, 3738 Brambleton Avenue, Roanoke, VA 24018.

A motion was made (Fralin) and seconded (Beaumont) to amend the motion to move the amendment discussion to after the general discussion. Motion passed unanimously.

II. INTRODUCTIONS & PROOF OF NOTICE

President Fralin introduced himself and the other members of the Board of Directors, Cynthia Barnhart, Elaine Beaumont, Elizabeth Kolendrianos, and Russ Merritt, as well as Chrissy Greene with Hall Associates, the representative from management.

The proof of notice of the meeting was distributed as per the association documents.

III. APPROVAL OF MINUTES FROM PREVIOUS ANNUAL MEETING

A motion was made (Fralin) and seconded (Gillespie) from the floor to waive the reading of the minutes from the previous Annual meeting, May 19, 2025, and approved as distributed. Motion passed unanimously.

IV. REPORTS FROM DIRECTORS

President Fralin thanked the Social Chair for putting out a social agenda, which was available at the meeting.

Association Manager Greene reported on the association's financial status. Financial summaries are available on the website at www.kenwickplacehoa.com.

The account balances as of 04/30/26 were as follows:

Operating	$ 10,560.66
Operating Reserve	$ 12,226.03
Capital Reserve	$149,707.85
Total Combined Assets:	**$172,494.54**

The end of the year balances as of 12/31/25:

Operating	$ 8,769.89
Operating Reserve	$ 12,136.01
Capital Reserve	$142,773.89
Total Combined Assets:	**$163,679.79**

Overall, the association ended 2025 with a negative cash flow of just over $4,000, which was primarily driven by snow removal ($4,432 over budget). President Fralin advised that the capital account is restricted for capital expenses. The Reserve Study helps project the funds needed to maintain these areas and the association budgets and funds according to the study. This funding also impacts the association dues. A motion was made (Fralin) and seconded (Simmons) to accept the financial report as presented through December 2025. Motion passed unanimously.

V. ELECTION OF DIRECTORS

Current Board Members, Titles and Terms;

Archie Fralin	President	(2026)
Russ Merritt	Vice President	(2027)
Elizabeth Kolendrianos	Secretary	(2027)
Elaine Beaumont	Treasurer	(2026)
Cynthia Barnhart	Director	(2028)

There are two board seats open for election; which are both for three-year terms, expiring in 2029. Expiring members may be nominated for another term. The current nominees are Elaine Beaumont and Archie Fralin.

Lorraine Hutchinson requested that the agenda be amended to move the election until after the amendment discussion. Management confirmed that this would be contingent on a motion to amend the agenda passing. Vice President Merritt took over leading the discussion and President Fralin recused himself. A motion was made (Hutchinson) and seconded (Connelly) to amend the agenda to move the election until after the amendment discussion. Motion failed by a vote of 7 in favor to 12 opposed.

The floor was opened to nominations. No additional nominations were made. A motion was made from the floor () and seconded () to close the floor for nominations and elect by acclamation. Motion passed unanimously.

New Board Members and Terms:

Russ Merritt	Vice President	(2027)
Elizabeth Kolendrianos	Secretary	(2027)
Cynthia Barnhart	Director	(2028)
Archie Fralin	President	(2029)
Elaine Beaumont	Treasurer	(2029)

A brief Organizational Meeting will be held directly after the Annual Meeting so that the Board Members can elect officers. Directors will serve through the Annual Meeting of the year noted above.

VI. GENERAL DISCUSSION

President Fralin reported that Blacktop Sealers will be onsite beginning next Tuesday to do crack filling and asphalt sealing. The last time this was done, it was done with half of the street being done and allowing it one day to dry before then closing off the second side for the same time. This would be a 4-day project, weather permitting. The contractor has recommended a three section schedule, which would take 6 days. The top area and the first few townhomes as you head down the hill would be in the first section. Then, the remainder would be done by splitting it into half and half. There are disabled individuals at the top of the hill that would not be able to have access completely cut off from the residents who live up there. There was also a question posed about the timing of the new renters moving into 3775 Kenwick. Management is to contact the contractor and advise them to schedule it to be done half and half. Management is also to inquire how they would handle the trash removal on Tuesday. Management will contact the owner of the townhome that may have someone moving in and inquire about their plans.

Marshall Gillespie asked why the truck amendment was being brought up again. President Fralin stated that it has come up again and the majority of vehicles sold these days are SUV’s and trucks and they are often nicer than sedans. Kip Connelly stated that he feels that the language should be amended before it is presented for vote, again. For example, some of the most expensive trucks operate on diesel. Mr. Connelly expressed that he felt the amendment does not address all of the issues that should be covered in the amendment.

The rental discussion was opened. President Fralin gave the timeline of the concerns that were presented to the Board about the possible concern over the number of rentals. This occurred in December. The board discussed this issue at the first available meeting after the concerns were shared. The board immediately sought a legal opinion on what the board had the authority to implement versus what restrictions would require a legal amendment to the Declarations. The resolution with the reasonable rules was passed and distributed. The restrictions on the number of rentals and other restrictions not covered by the rules were discussed in more detail. A draft was prepared, but multiple owners contacted the board with requests for additional revisions. The board responded and added provisions for consideration.

VII. ADJOURNMENT

There being no additional business, the meeting was adjourned at 7:47 PM.

ORGANIZATIONAL MEETING

The meeting was called to order at 7:55 PM with all five Board members present. Chrissy Greene was also present.

A motion was made (Merritt) and seconded (Beaumont) to appoint the following officers:

Archie Fralin	President	(2029)
Russ Merritt	Vice President	(2027)
Elizabeth Kolendrianos	Secretary	(2027)
Elaine Beaumont	Treasurer	(2029)
Cynthia Barnhart	Director	(2028)

Motion passed unanimously.

The next meeting is the annual walk-through, which is scheduled for June 23rd at 9 AM. The Board will start at the gazebo.

The meeting was adjourned at 7:59 PM.