Kenwick Place Homeowners Association

HALL ASSOCIATES, INC • MANAGING AGENT (540) 982-0011
P O Box 20468, Roanoke, VA 24018
Chrissy Greene/V.P. of Association Management – cgreene@hallassociatesinc.com

MINUTES – BOARD OF DIRECTORS MEETING

October 19, 2026
3794 Kenwick Trail, Roanoke, VA 24018
Pending Review/Approval at Next Board Meeting

Board Members Present:	Archie Fralin	President	(2026)
	Russ Merritt	Vice President	(2027)
	Elizabeth Kolendrianos	Secretary	(2027)
Board Members Absent:	Elaine Beaumont	Treasurer	(2026)
	Cynthia Barnhart	Director	(2025)
Others Present:	Chrissy Greene	Association Manager	

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 3:03 PM at 3794 Kenwick Trail, Roanoke, VA 24018.

II. OWNERS FORUM

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

III. MINUTES

A motion was made (Fralin) and seconded (Merritt) to waive the reading of the September 21, 2026 board meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

The August financials were reviewed. A motion was made (Fralin) and seconded (Merritt) to approve the financials as presented through September. Motion passed unanimously.

There were two options presented for the 2027 budget. The first budget reflects an increase to $192/month, which reflects increasing the snow removal expenses to the average of the past 6 years. The second budget reflects an increase to $198/month. After discussion, a motion was made (Fralin) and seconded (Kolendrianos) to approve the amended 2027 budget at a cost of $196/home/month. Motion passed unanimously. 60% of the increase will go into the Capital Reserve account in order to comply with the consultant's recommended funding for long-term projects such as paving and utility infrastructure. 40% of the increase will go into operating expenses, primarily to increase funding for snow removal and legal fees, both of which have increased substantially. There will be no additional expense budgeted for management or board activities. The board is planning to limit future increases to no more than the annual rate of inflation when practicable.

V. COMMITTEE REPORTS

Nominating Committee — **Chairperson/Archie Fralin**

No report.

Social Committee — **Chairperson/Ann Stobbelaar**

The 2026 holiday party will be held on Thursday, December 10th at 419 Restaurant on Electric Road. Cocktails will be at 6 PM. Dinner will be served at 6:30 PM. Each homeowner is responsible for their own check. A variety of menu choices will be available. Ann Stobbelaar will be requesting RSVP's closer to the time of the event. This will be a fun event and all homeowners are encouraged to attend.

Neighborhood Security Committee **Chairperson/Chris Bohannon**

No report.

Landscape Committee **Chairperson/Cynthia Barnhart**

Please accept this friendly reminder that owners are not permitted to mulch leaves or dispose of landscaping waste in the common areas, including the meadow.

Architectural Committee **Chairperson/Marshall Gillespie**

No report.

VI. BUSINESS

There was no new business to discuss at this time.

Website – the new website is www.kenwickplace.com.

VII. EXECUTIVE SESSION

No executive session was needed.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be Monday November 16th, 2026 at 3:00 PM at 3765 Kenwick Trail.

IX. ADJOURNMENT

The meeting was adjourned at 4:10 PM.