



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

August 4, 2026

3765 Kenwick Trail

Pending Review/Approval at Next Board Meeting

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

Board Members Absent: None

Others Present: Chrissy Greene Association Manager

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with all five Board Members in attendance. The meeting was called to order at 3:00 PM at 3765 Kenwick Trail, Roanoke, VA 24018.

II. OWNERS FORUM

There were no owners who wanted to address the Board.

III. MINUTES

The annual meeting minutes and organizational meeting minutes were deferred.

IV. FINANCIAL REPORTS

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

V. COMMITTEE REPORTS

Nominating Committee

Chairperson/Archie Fralin

No report.

Social Committee

Chairperson/Ann Stobbelaar

No report.

Neighborhood Security Committee

Chairperson/Chris Bohannon

Concerns were shared regarding trespassers on scooters. Chairperson Bohannon recommends the association enroll in a program Trespass/Bar program. The board will consider this program.

Landscape Committee

Chairperson/Cynthia Barnhart

3781 request – a request was submitted to have a tree removed at her expense. The board visited the site to view the tree. The board viewed Roanoke County GIS, but it is unclear as to whose property the tree is located on. The initial view indicates it is likely on the owner's lot. After discussion, a motion was made (Fralin) and seconded (Barnhart) to approve the request to allow the owner to remove the tree at her expense, contingent on having the stump ground, and the ground seeded. Discussion ensued. The motion was rescinded. The Landscape Committee will make contact with the requesting owner to see if a survey is available to determine official ownership of the tree.

Architectural Committee

Chairperson/Marshall Gillespie

No report.

VI. BUSINESS

Asphalt Review – the asphalt sealing is complete. All owners appear to be satisfied with the results.

Amendment Review – the board has received 27 responses so far. Discussion ensued regarding possible amendments to the proposed amendment currently out for vote. The board will wait for the votes on the existing proposed amendment before considering proposing other changes.

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 September 21st, at 3:00 PM at 3765 Kenwick Trail.

IX. ADJOURNMENT

The meeting was adjourned at 4:48 PM.