



**Hall Associates**  
Commercial REALTORS since 1975

**Kenwick Place Homeowners Association**  
HALL ASSOCIATES, INC • MANAGING AGENT (540) 982-0011  
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## **MINUTES – BOARD OF DIRECTORS MEETING**

January 20, 2025

**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)
	Elaine Beaumont	Treasurer	(2026)
Board Members Absent:	Cynthia Barnhart	Director	(2025)
Others Present:	Chrissy Greene	Association Manager	

### **I. DETERMINE QUORUM AND CALL TO ORDER**

A quorum was met with four out of five Board Members in attendance. The meeting was called to order at 3:00 PM at 3794 Kenwick Trail, Roanoke, VA 24018.

### **II. OWNERS FORUM**

Elaine Beaumont wanted to express her sincere appreciation for the neighbors' generosity and acts of kindness, including visits, cards, text messages and warm support during the loss of her beloved husband, Jeff Beaumont.

### **III. MINUTES**

A motion was made (Merritt) and seconded (Kolendrianos) to waive the reading of the November 18, 2024 board meeting minutes and accept them as written. Motion passed unanimously.

### **IV. FINANCIAL REPORTS**

A motion was made (Fralin) and seconded (Merritt) to approve the financials as approved through 12/31/2024. Motion passed unanimously.

Operating Account:	\$ 12,796.35
Operating Reserve Account:	\$ 13,689.83
Capital Reserve Account:	\$125,839.76
Total Combined Assets:	\$152,325.94

### **V. COMMITTEE REPORTS**

#### **Nominating Committee**

**Chairperson/Archie Fralin**

No report.

#### **Social Committee**

**Chairperson/Ann Stobbelaar**

The Christmas social was a success. The Board would like the committee to do a similar event next year, due to the success and response to this year's event.

#### **Neighborhood Security Committee**

**Chairperson/Chris Bohannon**

President Fralin will check to see if the entrance lights have been repaired. Management will contact the electrician regarding the missing cap on the fixture in front of 3781.

Lights down at the gate, lantern cap right in front of Marshall's. Archie will check tonight to see if the lights at the entrance are still out. Archie has the lantern cap. It is stripped. Coordinate with him.

**Landscape Committee**

**Chairperson/Cynthia Barnhart**

The holiday decorations have been removed and the items that are kept have been stored.

**3781** – a request was submitted by the owner to have the tree removed that is located in front corner of the townhome lot. The request was referred back to the Landscape Committee for further consideration.

**Architectural Committee**

**Chairperson/Marshall Gillespie**

**3751** – a request was submitted regarding replacement of the front light fixtures. The committee reviewed the request and recommended approval. A motion was made (Fralin) and seconded (Merritt) to approve the request as submitted. Motion passed unanimously.

**3727** – a request was submitted for replacement of the roof. The committee reviewed the request and recommended approval. A motion was made (Fralin) and seconded (Beaumont) to approve the roof replacement request as submitted, contingent on the shingles being the approved shingle style/color (GAF Architectural Timberline Shingles in weathered wood). Motion passed unanimously.

**VI. BUSINESS**

**3794 Front Tree** – the trimming of this tree is complete.

**Corporate Transparency Act** – compliance with this act is currently on hold. Until the act becomes a legal requirement, it is at each board member's discretion as to whether or not the board member chooses to comply.

**Snow Removal** – the Board was satisfied with the snow and ice removal.

**Website** – the new website is [www.kenwickplace.com](http://www.kenwickplace.com).

**VII. EXECUTIVE SESSION**

No Executive Session was needed.

**VIII. DATE, TIME & LOCATION OF NEXT MEETING**

The next meeting will be on Monday February 17<sup>th</sup> at 3:00 PM at 3794 Kenwick Trail.

**IX. ADJOURNMENT**

The meeting was adjourned at 3:56 PM.