



**Hall Associates**  
Commercial REALTORS since 1975

**Kenwick Place Homeowners Association**  
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## **MINUTES – BOARD OF DIRECTORS MEETING**

March 16, 2026

**3765 Kenwick Trail, Roanoke, VA 24018**

**Pending Review/Approval at Next Board Meeting**

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

Board Members Absent: None

Others Present:	Chrissy Greene	Association Manager
	Kip Connelly	Owner
	Sylvia Martin	Owner
	Mary Lou Prillaman	Owner

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

A quorum was met with all Board Members in attendance. The meeting was called to order at 2:57 PM at 3765 Kenwick Trail, Roanoke, VA 24018.

### **II. OWNERS FORUM**

President Fralin began the Owners' Forum by reviewing the resolution that was passed at the last meeting, as well as the draft of an amendment that will be presented to owners for consideration at the May annual meeting.

Kip Connelly stated that he has been involved in the Kenwick community since his mother was an original owner. He has lived in the community for 23 years. He has been on both sides of rental transactions, as a renter and a landlord. He would suggest that the board slow down and allow the community to catch up. He is very concerned that there were no rules or restrictions specific to rentals prior to this year. He would not be opposed to see a community with no rentals, but he would like that limitations be placed on rentals. He would also ask that it be investigated in more detail to tighten up any proposed amendment.

Mary Lou Prillaman stated she is not in favor of rentals. She stated she did not buy into a rental community. She would like to request a list of owners versus who is living inside the rental community. She stated that it would be preferable to implement charges or fees assessed to the owner or the tenants for rentals or associated with issues related to the rentals.

Discussion ensued regarding potential rental restrictions, how to propose amendments to the owners, if a town hall should be held before the amendment is proposed to owners for their signature vote, etc... Mr. Connelly will email Vice President Merritt his suggestions for additions/changes.

### **III. MINUTES**

A motion was made (Merritt) and seconded (Beaumont) to waive the reading of the February 9, 2026 board meeting minutes and accept them as written. Motion passed unanimously.

### **IV. FINANCIAL REPORTS**

The February financials were reviewed. A motion was made (Merritt) and seconded (Kolendrianos) to approve the February financials as presented. Motion passed unanimously.

## V. COMMITTEE REPORTS

### Nominating Committee

Chairperson/Archie Fralin

IF YOU ARE INTERESTED IN BEING PLACED ON THE BALLOT TO BE CONSIDERED FOR A POSITION ON THE BOARD OF DIRECTORS, PLEASE CONTACT MANAGEMENT AT [CGREENE@HALLASSOCIATESINC.COM](mailto:CGREENE@HALLASSOCIATESINC.COM). THERE ARE 2 SEATS COMING UP FOR ELECTION FOR THE BOARD OF DIRECTORS AT THE ANNUAL MEETING. THOSE SEATS ARE CURRENTLY FILLED BY ELAINE BEAUMONT AND ARCHIE FRALIN. EXPIRING BOARD MEMBERS MAY RUN FOR ANOTHER TERM.

### Social Committee

Chairperson/Ann Stobbelaar

No report.

### Neighborhood Security Committee

Chairperson/Chris Bohannon

No report.

### Landscape Committee

Chairperson/Cynthia Barnhart

Chairperson Barnhart reported that there is an issue with the trimming. When they are trimming at an angle, it is getting down almost to the dirt. The grass is receding and disappearing. Management is to notify TJS again and request an onsite meeting with the Landscape Committee.

The committee is also looking at the trees in the meadow area. Some of these trees might need to be trimmed or topped or shaped this year.

### Architectural Committee

Chairperson/Marshall Gillespie

3753 request – a motion was made (Fralin) and seconded (Beaumont) to restate for record the approval of the request to paint the front door and shutters in Market Square Tavern Grey (approved color). Motion passed unanimously.

## VI. BUSINESS

**Asphalt Review** – this is still pending the contractor’s availability in the Spring. Notice will be given to residents prior to the work. The contractor is currently estimating the end of May. That may change, depending on the weather prior to the anticipated date, since other projects in front of Kenwick may be delayed by inclement weather.

**Amendment Review** – this was discussed in detail during the Owners Forum. The board is waiting for the owner to submit additional comments for consideration before putting out the amendment for owners’ consideration.

**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 Monday April 20<sup>th</sup> at 3:00 PM at 3765 Kenwick Trail.

## IX. ADJOURNMENT

The meeting was adjourned at 4:37 PM.