



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

November 17, 2025

3765 Kenwick Trail, Roanoke, VA 24018

Pending Review/Approval at Next Board Meeting

Board Members Present:	Archie Fralin	President	(2026)
	Elaine Beaumont	Treasurer	(2026)
	Cynthia Barnhart	Director	(2025)
Board Members Absent:	Russ Merritt	Vice President	(2027)
	Elizabeth Kolendrianos	Secretary	(2027)
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 3:07 PM at 3765 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 (Barnhart) and seconded (Beaumont) to waive the reading of the October 20, 2025 board meeting minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

The October financials were not yet available. The September financials were approved at the October meeting.

V. COMMITTEE REPORTS

Nominating Committee

Chairperson/Archie Fralin

No report.

Social Committee

Chairperson/Ann Stobbelaar

The holiday social is confirmed for Thursday December 11th at 419 Restaurant from 6-8 PM. The menu was discussed. A Save the Date will be sent with the menu options and a date for RSVP. Vice President Merritt will bring games, as he did last year. A resident recommended setting up round tables in place of the u-shaped design. A resident also recommended a cocktail party prior to the dinner. The restaurant stated that the room is available beginning at 5 PM, even though the dinner does not begin until 6 PM. If anyone wants to go to the venue early, they are welcome to do so and start a tab for their drinks prior to the event.

Neighborhood Security Committee

Chairperson/Chris Bohannon

No report.

Landscape Committee

Chairperson/Cynthia Barnhart

Entrance – a motion was made (Fralin) and seconded (Beaumont) to restate for record the approval of the expense for doing the holiday decorations at the entrance. Motion passed unanimously. The bows from last year will be used again. Before tax, it will be slightly less than it was for last year. The only thing that went up slightly this year were the wreaths.

Architectural Committee**Chairperson/Marshall Gillespie**

There were no requests for review.

VI. BUSINESS

Asphalt Review – after discussion, it was determined that asphalt sealing will be approved at this time, but any asphalt repairs, patching, or repaving will be revisited in the future, when it is determined to be necessary. A motion was made (Fralin) and seconded (Beaumont) to approve the contract with Blacktop Sealers for asphalt sealing in the community in the Spring. Motion passed unanimously.

Amendment Review – a discussion ensued regarding the possible consideration of amending the documents to clearly specify requirements regarding rental properties. For example, leases must be a minimum of 12 months, a document must be signed by both tenant and owner indicating they have been provided a copy of the governing documents and agree to abide by them, etc... Other possible amendment changes could be revisited, as well, such as allowing trucks. The Board will consider the possible amendments that should be presented to owners for consideration.

Contact information – the Board is attempting to update the contact information on file.

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 January 19th at 3:00 PM at 3765 Kenwick Trail.

IX. ADJOURNMENT

The meeting was adjourned at 3:37 PM.