



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

June 11, 2025

3765 Kenwick Trail, Roanoke, VA 24018

Pending Review/Approval at Next Board Meeting

Board Members Present:	Archie Fralin	President	(2026)
	Elizabeth Kolendrianos	Secretary	(2027)
	Elaine Beaumont	Treasurer	(2026)
	Cynthia Barnhart	Director	(2025)

Board Members Absent:	Russ Merritt	Vice President	(2027)
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Others Present:	Chrissy Greene	Association Manager
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I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met four out of five Board Members in attendance. The meeting was called to order at 9:00 AM at the gazebo onsite. The fifth board member stopped by and then had to leave (Merritt).

II. OWNERS FORUM

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

III. MINUTES

The minutes were deferred to the next meeting.

IV. FINANCIAL REPORTS

A motion was made (Fralin) and seconded (Beaumont) to approve the financials as approved through 04/30/2025. Motion passed unanimously.

Operating Account:	\$ 14,136.71
Operating Reserve Account:	\$ 11,290.83
Capital Reserve Account:	<u>\$132,352.24</u>
Total Combined Assets:	\$157,779.78

V. COMMITTEE REPORTS

Nominating Committee

Chairperson/Archie Fralin

No report.

Social Committee

Chairperson/Ann Stobbelaar

No report.

Neighborhood Security Committee

Chairperson/Chris Bohannon

No report.

Landscape Committee

Chairperson/Cynthia Barnhart

There will be a walk-through in the next week.

There were no requests for review.

VI. BUSINESS

Asphalt Sealing – management is working on getting an assessment of the asphalt.

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

VII. EXECUTIVE SESSION

A motion was made (Fralin) and seconded (Barnhart) to go into Executive Session to discuss a delinquency. Motion passed unanimously.

After Executive Session, a motion was made (Fralin) and seconded (Beaumont) to send a reminder letter. Motion passed unanimously.

VIII. WALK-THROUGH

The Board and management conducted the annual walk-through inspection. Some issues will be investigated to determine how best to clarify the documents in a way that certain restrictions are clearly defined.

IX. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be held on Monday July 21st at 3:00 PM with the location to be determined.

X. ADJOURNMENT

The meeting was adjourned at 10:53 AM.