



Hall Associates
Commercial REALTORS since 1975

Kenwick Place Homeowners Association
HALL ASSOCIATES, INC • MANAGING AGENT (540) 982-0011
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Chrissy Greene/V.P. of Association Management – cgreene@hallassociatesinc.com

MINUTES – BOARD OF DIRECTORS MEETING

January 15, 2024

3786 Kenwick Trail, Roanoke, VA 24018

Pending Review/Approval at Next Board Meeting

Board Members Present:	Archie Fralin	President	(2026)
	Shirley Simmons	Vice President	(2024)
	Chris Bohannon	Secretary	(2025)
	Elaine Beaumont	Treasurer	(2026)
	Mary Ahearn	Director	(2024)

Board Members Absent: None

Others Present: Chrissy Greene Association Manager

I. DETERMINE QUORUM AND CALL TO ORDER

A quorum was met with five out of five Board Members in attendance. The meeting was called to order at 3:08 PM at 3786 Kenwick Trail, Roanoke, VA 24018.

II. EXECUTIVE SESSION

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

After Executive Session, no action was taken at this time. However, it was determined that a clarification may need to be made to the existing rule. A motion was made (Fralin) and seconded (Simmons) to amend the current rule that states “Colored lights are not permitted on the exterior of homes” to add “including exterior doors and storm doors”. Motion passed with four in favor and one opposed (Bohannon).

III. OWNERS FORUM

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

IV. MINUTES

A motion was made (Bohannon) and seconded (Ahearn) to waive the reading of the 11/27/23 minutes and accept them as written. Motion passed with three in favor and two abstentions (Beaumont and Simmons).

V. FINANCIAL REPORTS

A motion was made (Fralin) and seconded (Beaumont) to approve the financials as approved through 12/31/2023. Motion passed unanimously. President Fralin stated that the association ended 2023 with \$5,000 under budget, partly due to snow removal. The 2024 budget had no increase.

VI. COMMITTEE REPORTS

Landscape Committee

Chairperson/Cynthia Barnhart

Tree Trimming – this work has been completed.

Nominating Committee

Chairperson/Archie Fralin

This Committee is on hold until closer to the next Annual Meeting.

Social Committee

Chairperson/Mary Ahearn

The holiday social was successful.

Neighborhood Security Committee

Chairperson/Chris Bohannon

No report.

Architectural Committee

Chairperson/Marshall Gillespie

No new requests.

VII. BUSINESS

Website – the website is online. A motion was made (Fralin) and seconded (Beaumont) to upgrade the website to a business site at the cost of approximately \$480/year. This will allow the association to have a custom domain name and a secure section that would be the place for financials. The custom domain name will be sent out with the minutes and financials.

Reserve Study Update – the reserve study is in the process of being updated.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be on Monday February 19th at 3:00 PM at 3786 Kenwick Trail.

IX. ADJOURNMENT

The meeting was adjourned at 4:35 PM.