



Hall Associates
Commercial REALTORS since 1975

Kenwick Place Homeowners Association
HALL ASSOCIATES, INC • MANAGING AGENT (540) 982-0011
112 Kirk Avenue SW - Roanoke Virginia 24011
Chrissy Greene/V.P. of Association Management – cgreene@hallassociatesinc.com

MINUTES – BOARD OF DIRECTORS MEETING

February 19, 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)
	Elaine Beaumont	Treasurer	(2026)
	Mary Ahearn	Director	(2024)

Board Members Absent:	Chris Bohannon	Secretary	(2025)
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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 with four out of five out of five Board Members in attendance. The meeting was called to order at 3:05 PM at 3786 Kenwick Trail, Roanoke, VA 24018.

II. OWNERS FORUM

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

III. MINUTES

A motion was made (Beaumont) and seconded (Ahearn) to waive the reading of the January 15, 2024 minutes and accept them as written. Motion passed unanimously.

IV. FINANCIAL REPORTS

A motion was made (Fralin) and seconded (Simmons) to approve the financials as approved through 01/31/2024. Motion passed unanimously.

V. COMMITTEE REPORTS

Nominating Committee

Chairperson/Archie Fralin

There are two positions expiring at the next annual meeting. Expiring directors may be placed on the ballot for an additional term, if they choose to be considered. If you are interested in being placed on the ballot for consideration, please contact management at cgreene@hallassociatesinc.com.

Social Committee

Chairperson/Mary Ahearn

No report.

Neighborhood Security Committee

Chairperson/Chris Bohannon

No report.

Landscape Committee

Chairperson/Cynthia Barnhart

No report. Management is to ask the landscaper to do some weeding.

Architectural Committee

Chairperson/Marshall Gillespie

No new requests.

VI. BUSINESS

Rules and Regulations – it is important to note that there was one correction that had previously been made that is not reflected in the most recent document that was sent out. The provision that stated owners may have guests with a truck parked onsite for up to 24 hours had been updated to state that owners may have guests with a truck parked onsite for up to 72 hours.

Reserve Study Update – the reserve study is in the process of being updated. The site inspection was completed this week. The draft study will be shared with the Board when it is received.

Trash – please make sure your trash is securely contained inside your trash receptacle. Failure to secure trash properly can result in trash blowing into the common area grounds, which requires clean-up. It can also attract wildlife and pests.

Website – the new website is www.kenwickplace.com

VII. EXECUTIVE SESSION

A motion was made (Fralin) and seconded (Beaumont) to go into Executive Session to discuss a violation and an owner's account. Motion passed unanimously.

After Executive Session, no action was taken. Motion passed unanimously.

VIII. DATE, TIME & LOCATION OF NEXT MEETING

The next meeting will be on Monday March 18th at 3:00 PM at 3786 Kenwick Trail.

IX. ADJOURNMENT

The meeting was adjourned at 4:20 PM.