

Single Family Board of Directors
 Charles "Chuck" Goins, President
 Stephen Genaway, Vice President
 Angel Jackson, Secretary
 Paul Dixon, Treasurer
 Michael Bailess, Member at Large



Meeting Information
 Date: May 11, 2023
 Time: 5:58
 Location: KV Clubhouse
 Meeting Type: Regular Meeting

Minutes of the Kinderton Village Residential Homeowners Single Family Board of Directors

| Board – Attendee Name | Title | Status | Guest Attendees |
|-----------------------|-----------------|-------------|--------------------------------|
| Charles "Chuck" Goins | President | Present | Mark Tepsich - Present/Virtual |
| Stephen Genaway | Vice President | Not Present | |
| Angel Jackson | Secretary | Present | |
| Paul Dixon | Treasurer | Present | |
| Michael Bailess | Member at Large | Present | |
| | | | |

Call to order by Chuck at 5:58 PM

Approval of minutes from 3/27/23:

- Motion to approve meeting minutes from Angel Jackson
- 2nd Michael Bailess

Approved: 4-0

March 2023 Treasurer Report Review – Paul Dixon:

Bank Account:

- Operating Cash \$96,425.48
- Reserve Cash \$100,140.81
- Total \$196,566.29

Budget:

- Revenue \$27,363.00
- Expenses \$17,333

- Motion to approve treasurer report. Chuck Goins
- 2nd Michael Bailess

Approved: 4-0

OLD BUSINESS

Landscaping:

- Landscaping adjustments needed for Oak Wind Drive to help with water & pine needle runoff.
 - Researching quotes of options : Mesh under the Pine Need the helps hold them in place, Low growing Juniper...
- Possible Fencing / Landscaping around the utility box (RISE Entrance) to make it more visually pleasing.
 - Chuck will evaluate the box to find out what utility is located in the box.
- Irrigation possibly needed on deeded Single Family Space near Glenmoor & Kilbourne
- Single Family Space on Corner of Kilbourne between & Pendleton. Across from 281 Kilbourne.
 - Irrigation possibly needed
 - Possibly a toddler playground. Research quotes
 - Reported a pipe sticking out of the ground. Chuck Goins contacted utilities, Duke & Spectrum. Duke said it does not belong to them. Spectrum thought it might be cable wire. They said it could not be removed in that case because access would need to be done to it. We are not sure if it is Spectrum or Yattel/Zirrus. Chuck emailed Trent Adams for assistance and has not had a response yet. Mark Pfundstein (Master Board) knows Trent Adams and he could contact him and ask him for us.

OLD BUSINESS

Dog Park:

Chuck proposed a dog park possibly on MB property near Volley Ball Court. (Researched Tanglewoods liability, fencing and annual expenses for a dog park.) Chuck will present at the next Master Board for consideration.

Alleyway Republic trash pick up liability waiver:

Board agreed we need additional information before signing the waiver. Chuck will contact Andrew Meadwell to find out more details.

Safety issue on side of RISE gate. (Large hole on right side):

- Board will visit the area to see if it is something we can add to areas that need to be fixed by landscaping.
- Need to find out who's property.

CCRs Task Force Review Update:

- Angel requested to have a back board member for the review committee incase of emergencies. Michael said he would be the back up.
- A letter was sent out to the community to request Single Family homeowners who were interested in the reviewing process on April 19th.. We had interest from Troye Cooper, Lennie Ring & Trish Williams so far.
- April 26th Angel met with the Board members who were interested in being on the Review Task Force. Met with Josh Willard (President of Condo/Quads), Chester Spychalski (President of Townhomes) & Sam Sicheloff (Secretary of Townhomes). During the meeting we decided to start the review first with the Master Board CCRs. Josh Willard announced that Dean Warren would also be assisting with the review of the documents.
- A survey was created and sent out to Single Family Residents on May 4th. This survey was to gauge the thoughts of Single Family residents on their opinion on the reviewing of the current Declaration of Covenants, Conditions and Restrictions for Kinderton Village Residential Homeowners Master Association (CCR's). The survey was only filled out by only 31 residents out of 416. The board agreed in extending the survey deadline, resending an email to Single Family residents and posting on social media.

NEW BUSINESS

Capital Reserve Study:

Board discussed having a reserve study done to help with budgeting financing. Mark Tepsich will get some quotes for the next board meeting.

CDs & Treasury Notes:

Paul will look at current interest rates on CDs & Treasury Notes.

Landscaping Contract:

Steve Genaway really looked at landscaping from the Master Board and Single Family level. Looked at contracts from Blakely Landscape Services and JL Exterior Maintenance and looked at things like putting it under one company. His thoughts are that we are not getting the best service because we don't have an annual contract and we are out of time to sign one. That we not just sign a contract from June to June but start the process of researching in March. His recommendation is to go with JL Exterior Maintenance but start the research of putting under one landscaper in March of 2024 so we can get under contract and be able to review the service over the year. Paul expressed concerns with JL Exterior Maintenance.

Next year the board agrees to start getting 3-4 quotes as early as February 2024.

Motion made by Michael Bailless: For Steve Genaway to talk to JL Exterior Maintenance and if they address our concerns we will renew the contract for another year (June 1, 2023 to June 1, 2024) for an annual cost of \$34,200 (\$2,850 per month.)

2nd Chuck Goins

Approved: 4-0

NEW BUSINESS

Rise Access Road Parking/Blocking on the weekend of April 29th - 30th

Single Family board members emailed and met with Mayor Rick Cross to raise our concerns to the town about the overflow into Kinderton Village and safety concerns of blocking the emergency access to RISE.

The Town of Bermuda Run sent an email out on May 8th that multiple events at the sports complex caused significant disruption across much of our town. The Mayor and Town Council found this situation to be truly unacceptable as it had a negative impact on our residents, businesses, law enforcement, emergency services, and visitors to our town.. They were acutely aware of the situation, and that they gathered the appropriate parties together to address the situation for the future. Email sent out on May 8th through their constant contact to the community titled "Town Responds to Sports Complex Traffic" explains the details of the days and their discussions with RISE and Infusion. Letter can be found on the Town of Bermuda Run website www.townofbr.com under recent news. Attaching a copy of the letter to minutes.

Sidewalks:

Angel will contact Andrew Meadwell to find out the Schedule for the next repairing of sidewalks. She would like to create a master list that tracks sidewalk repair for the community and the priority needed for the repair. In the past the Town of Bermuda Run had said they only have a certain amount budgeted for sidewalk repair a year. Angel would like to work with the community to create this list.

Mail Kiosks:

Mail Kiosks are maintained by the Town of Bermuda Run. Angel has reported that the Mail Kiosks are in need of power washing and will contact Andrew Meadwel when the next scheduled cleaning will be.

Single Family Minutes:

Angel is gathering all Single Family Minutes from the Website to give to Cedar to put on the Residential Vine Login for residents to access. Angel requested minutes from Dean Warren from the 2023 Single Family Annual meeting and was informed there was no one there to take minutes during that time. Board asked Mark Tepsich if he could find the agenda from the annual meeting and the election results so Angel could create minutes from that evening.

Meet & Greet with Mayor Rick Cross:

Mayor Rick Cross requested to set up a date with the Kinderton Village Community. The Single Family discussed that Wednesday, May 24th as a possible date. Angel will reach out to the Mayor to see if that date will be good for him.

Next Single Family Meeting:

Wednesday, June 7th. Open for comments from the community will begin at 7:30

Closed meeting ended and open Meeting began for Comments at 7:30:

Angel gave a quick update:

- Updated on what was discussed in today's meeting on May 11, 2023 as seen in Minutes above.
- Gave an update on what was spoken about at the Town of Bermuda Run Town Council meeting on May 9, 2023:
 1. The Town approved that the Town Manager can move forward in researching grants and options for the Blue Heron Trail that can be seen on the Town of Bermuda Run Comprehensive plan. The current Bahnsen Lakes on the Hillsdale property are in great need of repair. Hillsdale offered a 20ft gift from the lakes a couple years ago and the town could not accept the gift after a study showed how much damage there was to the dams and it would be a huge liability to the Town if they had accepted the gift. They have not given up in their desire for the trail to run around that lake area and they had a recommendation to revert some of the lakes to their original stream state from years and years ago before the streams were converted to lakes. This is not a plan but only a recommendation and they are still researching.
 2. The town approved the town manager's request to contact Davie County and to see if they would transfer the deed to the property near the pump station on Lakeside Xing that stretches behind some homes on Kilbourn and part of the lakes. This would give them access to areas that would be most likely part of the Blue Heron Trail.
- Summer is quickly approaching and the Pool will be open on Saturday, May 20th only a week and a half away.

Residential Comments:

- Jim Fugham - Jim gave a detailed proposed vision for the boards to consider to help with even better communication with the community in aid to have better community involvement. He requested his proposal be included in the minutes and are attached.
- Tim Deegan - Tim expressed his thoughts for the overall look of the community. He discussed his view on the types of grass being blocky looking especially over the winter months between Fescue Grass and Bermuda Grass. The Bermuda Grass they planted here browns in the winter. He has seen another type of Bermuda Grass in Texas that actually stays green all year round. He has Bermuda Grass but not by choice because that is what Eastwood homes gave him. In his opinion all the grass should be a uniform color throughout the year. Tim also gave a personal opinion on the Fence colors. He feels it would be nice to see all the fences be the same color on the same block.

ADJOURNMENT:

- Motion to adjourn. Michail Bailless

- 2nd Chuck Goins

Approved 4-0

Meeting adjourned – 8:04

Dear Board Members,

I hope you are well tonight. I would like to take a few moments of your time to discuss an important matter that I believe requires the attention and consideration of this board. Specifically, I am addressing the need for increased community engagement and additional time for members to participate in HOA meetings and them to understand the items needed to support this community.

I want to express my appreciation for the hard work and dedication that each of the board members have volunteered to manage our neighborhood and maintaining its overall well-being. However, I believe that fostering a sense of community and encouraging active involvement from residents are equally crucial aspects of a successful homeowner's association.

It is essential to acknowledge that many community members have expressed a desire for more meaningful opportunities to have their voices heard. By allowing additional time for residents to engage in HOA meetings, we can create an environment where everyone feels valued and included.

It is crucial to recognize that individuals lead busy lives, balancing work, family, and other commitments. Often, the current schedule of HOA meetings and events may not align with the availability of a significant portion of our community members. By offering more flexibility in terms of timing and scheduling, we can encourage greater participation and ensure that a diverse range of voices is represented in the decision-making process.

I propose that the board considers the following actions:

- Extend the notice period for upcoming HOA meetings and events to allow residents ample time to adjust their schedules and plan their participation accordingly.
- Explore the possibility of scheduling meetings and events during weekends or outside of typical working hours to accommodate those with demanding work schedules.
- Utilize technology and online platforms to facilitate virtual participation in meetings and encourage members who are unable to attend physically to join remotely.
- Actively seek feedback from residents through surveys, electronic suggestion boxes, or dedicated email addresses to ensure that their concerns and suggestions are heard even if they are unable to attend meetings.

By implementing these changes, we can foster a more inclusive and engaged community, where every resident has the opportunity to contribute to the betterment of our neighborhood.

I kindly request the board's consideration of these proposals and urge you to take the necessary steps to address the concerns expressed by community members regarding increased community involvement and additional time greater than 30 minutes for them to participate. Together, we can create a vibrant and thriving homeowners association that reflects the interests and aspirations of all residents.

Thank you for your time and attention to this matter. I look forward to your positive response and to working collaboratively to enhance community engagement within our HOA.

Sincerely,


Jim Fulghum
357 Town Park Dr
Jim.Fulghum@gmail.com

SHARE:

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Town of Bermuda Run
120 Kinderton Blvd, Suite 100
Bermuda Run, NC 27006
336-998-0906
www.townofbr.com

Town Hall Hours: M-F 8:30 am - 4:30 pm

Town Responds to Sports Complex Traffic

To: Residents and Business Members of the Town of Bermuda Run

From: Bermuda Run Mayor Rick Cross and Town Council

There are times when issues occur requiring that we provide you with additional communication and perspective. The tournament at Truist Sports Park on April 29 - 30, was one of those occurrences, as it caused significant disruption across much of our town. As we continued to speak to residents during the weekend, and subsequently during the following week, we wanted to reach out and let you know that we are acutely aware of the situation, and that we gathered the appropriate parties together to address the situation for the future.

Traffic in areas of town was brought to a crawl for long periods, it was noticed that equipment was being stored in the emergency exit path behind RISE (when notified, the equipment was removed), and those trying to get into the sports park were parking vehicles outside the park - including along roads in Kinderton Village, in parking areas dedicated to events for WinMock and Hayworth-Miller Funeral Home, as well as along Highway 158 and in neighborhoods across the bridge in Clemmons.

As your Mayor and Town Council, we find this situation to be truly unacceptable as it had a negative impact on our residents, businesses, law enforcement, emergency services, and visitors to our town.

NC Fusion accepts responsibility and acknowledges that this was a poorly planned and executed event. The Mayor and Town Council directed Town Manager Andrew Meadwell to meet with representatives of the sports facilities to address the issues that arose last weekend.

On Friday May 5, Mayor Cross and Town Manager Meadwell met with representatives from NC Fusion, RISE, WinMock, Davie County Sheriff's Office and the Davie County Fire Marshal's Office to gain clarity on what happened during the weekend and to work together to find solutions. Sheriff JD Hartman and Fire Marshal Cameron Webb were very specific in what failures occurred and what needed to be immediately corrected.

In a statement from NC Fusion, "On behalf of Truist Sports Park, we recognize the events hosted by NC Fusion and RISE Indoor Sports this past weekend event contributed to an extremely poor experience for all."

Austin Homan, NC Fusion Head of Operations, acknowledged what contributed to the challenges and some of the changes that NC Fusion made throughout the weekend (note all references to "we" are referring to NC Fusion):

- **Volume of People** – NC Fusion worked hard to estimate attendance based on schedules and number of teams, however attendance for the soccer event turned out to be much larger than what was expected, resulting in inadequate parking and operational support.
- **Emergency Access** – Once notified, RISE staff cleared access for emergency service providers.
- **Parking and Traffic** – Certain grass parking lots were closed due to the amount of rain received leading up to the event. We were originally concerned that the Yadkin River might flood causing more issues, but we did open up all lots as the day went on.
- **Sheriff Deputies and Staffing** – We did not have enough Sheriff Deputies and staff directing traffic on Saturday. This was a mistake by NC Fusion that was rectified between Saturday and Sunday morning. For Sunday, Sheriff Deputies were stationed at the round-a-bout for the duration of the day resulting in better ingress and egress to Truist Sports Park, which also produced better traffic and parking management within the park throughout the day. Traffic was still impacted on US Hwy 158 but was better on Sunday. However, we recognize that disrupted traffic flow conditions continued each day and were not satisfactory.
- **Communication** – We have implemented a better communication plan between staff with RISE Indoor Sports, NC Fusion, Sheriff's Office, and parking attendants to be sure a coordinated effort is maintained throughout the day.

As a result of the discussion, the Mayor, Council, and town staff were very clear and concise about expectations and action steps needed. Austin Homan stated, "We are humbly committed to learning from this past weekend and will be making necessary improvements moving forward." Some of these improvements include:

- Developing guidelines for staffing and traffic control measures based on the size of the specific event.
- Communicate event schedules with the Town of Bermuda Run.
- NC Fusion and RISE Indoor Sports leadership staff will continue to meet weekly to communicate and coordinate schedules.
- NC Fusion and RISE Indoor Sports will submit their respective Emergency Action Plans to the Davie County Fire Marshal/Emergency

Management and the Davie County Sheriff's Office for review and feedback.

- NC Fusion and RISE Indoor Sports will designate staff to complete the NC Department of Insurance Office of State Fire Marshal (OSFM) Crowd Manager Certification.
- Davie County Fire Marshal/Emergency Management and the Davie County Sheriff's Office will be included in future conversations related to Truist Sports Park improvements and design.

As your Mayor and Town Council, we have heard your concerns and will continue to monitor and advocate on your behalf. Our Town Manager will also continue to closely monitor the commitments made and will work with all parties to ensure accountability and follow through, as they impact our residents, businesses, and to the visitors who are critical to the success of these sporting events.

In closing, we all understand that there will be times when traffic is heavier than normal, there will be events at any of our several venues - Truist Sports Park, RISE, WinMock, Bermuda Run Country Club, or even our Town Square during a concert. Those that are sponsoring those events must be prepared and able to minimize the impact on our community and those communities around us.

Mayor Rick Cross

Town Council Members - Mike Ernst, Heather Coleman, Curtis Capps, Mike Brannon, Melinda Szeliga

