

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: August 6, 2023
 Time: 6:04
 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 (Cedar) - Present/Virtual
Stephen Genaway	Vice President	Present	
Angel Jackson	Secretary	Present - Virtual	
Paul Dixon	Treasurer	Present	
Michael Bailess	Member at Large	Present	

Call to order by Chuck at 6:04 PM

Approval of minutes from 7/6/23:

- Chuck Goins: Motion to approve meeting minutes from July 6, 2023
- 2nd Angel Jackson

Approved: 5-0

FINANCIALS

June 2023 Treasurer Report Review – Paul Dixon:

Bank Account:

- Operating Cash \$113,734.35
- Reserve Cash \$100,203.24
- Total \$213,937.59

Budget:

- Revenue \$30,158
- Expenses \$18,853

- Michael Bailess: Motion to approve the June treasurer report as is..
- 2nd Chuck Goins

Approved: 5-0

CD Update: CD went in effect on the 7th of July at 5% with Alliance

OLD BUSINESS

Reserve Update: On 7/18/23 a few board members walked the community with the reserve study representative to review areas we maintain. It will take 6 to 8 weeks for them to work on a report and we should see the reserve study around mid September.

Review of Purchasing Toddler Playground Equipment: Angel sent out a survey to the surrounding homes of the single family property on Kilbourne to make sure the surrounding homes had no issues with the Toddler Playground project . 2 people responded favorably. Board approved to proceed at the July meeting if the results were favorable. Plan will be to have a small toddler play yard in the area with some bushes along the property line. Benches and irrigation for plantings. Angel informed the Town Manager Mr. Meadwell that we are putting a toddler park in this location and requested a stop sign to be placed on the corner of Pendleton Drive. Mr. Maedwell agreed and would like to have that one of the first locations where they move the stop signs back from the crossway and add the flat top bumps to the sidewalk crossing area.

Vote on parking lines and traffic flow on Glenmoor Ave: Angel shared she spoke to Andrew Meadwell that Glenmoor Ave. is struggling with cars double parking allowing no vehicles to go down the road. Explained to Mr Meadwell that there are curb cut outs for parking but are not being used properly. Also shared with him that according to google maps the 2 sides of Glenmoor are one way streets according to google but are not marked that way. The board suggested I speak to him and ask if we could have lines painted for parking and markings showing that they are one way roads to help people understand where parking needs to be. Mr. Meadwell asked if I would come back and make sure everyone was in agreement with it before we all moved forward with it. We did bring this up at the Master Board level and the Carriage Home representative said they felt we should move forward with our suggestion to Mr Meadwell.

- Chuck Goins: Motion to contact Mr. Meadwell to move forward to fix the traffic problem on Glenmoor Ave.
- 2nd Michael Bailess

Approved: 5-0

Discussion on Rail at the dead end of Parkview: Angel shared she spoke to Mr. Meadwell with Greg Morris about the concerns of how bad the guard rail looked. Mr. Meadwell shared they received a report that people were dumping there. After the Town came out to evaluate it, the area became more of a safety issue. At the end of that street there is a bank and no protection barrier or reflective signs to alert traffic coming down that road. So they installed the Guard Rail. Mr. Morris and Mr. Meadwell discussed some options to make it look nicer. Mr. Meadwell said he would work on some alternatives and get back to us.

Landscaping and Irrigation Update: Steve gave an update on irrigation. There were 4 initial areas that we were looking at for irrigation to put the meters. We were looking at the 3 vacant lots along Kilbourne and the berm on oakwind. The 3 vacant lots on Kilbourne his lowest bid was little over \$22k for irrigation. The berm would be \$22,500 and would take 2 separate meter systems because it is over 800 ft. Steve opted out of that area and opted in on the road way going to RISE to put the 4th meter. That area is also an area in need of irrigation for future planting. Looking at getting one more contractor to come out and give us a quote.

Update on unregistered vehicles: Since it is an issue throughout the community Priestley Management will include on their inspection. If a vehicle is not street legal they will send a violation letter. If it repeats they will turn it over to the town and the town will take care of it from there. The purpose of the violation letter is a courtesy letter to let people know this is not allowed before action is taken by the town.

Neighborhood Rentals: Angel gave an update that we have possibly about 50 rental properties out of 416 single family units. These are properties with offsite addresses. This comes to about 12% of homes that are rentals. Mark Tepish emailed “There are several different ways to approach rental restrictions. This is just a sample of some of the options associations are considering: 1. Some associations may choose not to allow rentals and for those owners who have been renting, once the unit is sold, the amended rule would go into effect. 2. Others choose to place a cap on rentals to a set percentage to limit the number allowed. 3. The most popular seems to be the amendment to state there are no rentals allowed in the first year of ownership. This deters investors from purchasing homes because they can't flip them quickly. Most board members mention they liked option 3. Board asked Mark Tepish if he had ever seen that rule needed to be enforced in other communities and Mark said not to his knowledge. Michael reminds us that changing the CCRs will need Lawyers recommendations and any changes to the CCRs will need close to 70% of the community to approve that amendment. If the change would take effect that would only pertain to any future purchases of homes.

- Chuck Goins: Motion to table this topic to another meeting.
- 2nd Michael Bailess

Approved: 5-0

NEW BUSINESS

Vote on Donation for Smith Grove Fire Department for the 4th of July event:

– Michael Bailess: Motion to approve a \$100 donation to the Smith Grove Fire Department for leading our 4th of July Parade

– 2nd Steve Geneway

Approved: 5-0

Vote on funds to assist Master Board with the Back to School Event 8/25/23 4PM to 10PM: Angel was requested to create a fuzzy budget for another event because the 4th of July was such a hit and some people were asking for another event. She came up with approximately \$1000 for an aloha type event. Included in the idea would be food, bounce houses, decorations, icy truck & pool games. The master board said they would match the Single Family Board donation up to \$500

– Angel Jackson: Motion to approve up to \$500 for any expenses for the Aloha Event.

– 2nd Chuck Goins

Approved: 5-0

Discuss Budget Meeting: Mark Tepish is sending out a letter shortly reminding the board we are getting into budget season. Mark usually goes through everything and creates a budget as a starting point and then will send that to the board as a first draft in September. The board will schedule a budget meeting in September to review the draft budget. The goal will be to have a completed budget by October 1st but no later than October 30th.

Discuss the Annual Meeting: Annual meeting we will need to plan before February 20th. Ideally the beginning of January was discussed.

New Candidates for 2024: We will need candidates for the 2024 election. Paul Dixon our treasure's term will be up. Nomination letters will be mailed prior to the annual meeting.

RESIDENTIAL COMMENTS

Tim Deekan: Has no issues with the playground but is concerned by the prioritizing. Feels we should focus on irrigation first. He feels we already have a park a block away and that we should focus on irrigation not another park. He feels there needs to be a sign that parents need to be present with their children. Showed concern for the safety of children being on the corner. He feels it could be a liability. Requested that the playground be more neutral colors.

Jim Fulghum: Requesting that the Single Family representative to the Master Board ask the Master Board if there will be open meetings this year and when they will possibly be.

Appreciated that Steve is looking into irrigation but how will they be monitored for leaks?

Lennie Ring: Wanted to thank each of the board members for their time and effort for everything that is done in the community. Time and effort is greatly appreciated.

RESIDENTIAL COMMENTS

Tina Goins: She wanted to go on the record in saying the things that Steve Genaway is doing are far and above what any board member is responsible for. What he has been doing really falls under a full time maintenance position. He has done everything from taking the water faucets off the wall, taking them home, repairing them and reinstalling them, rebuilding sprinklers, repairing bathrooms and digging out trenches when drains are not working properly. These are things that go way beyond a board member's responsibilities and we should be looking into hiring a FT or PT maintenance person for our community. Once Steve is no longer a board member it will be highly unlikely to have a board member with all his background to do things like what he has been doing.

She wanted to share something that really bothered her tremendously. That our community is a no soliciting neighborhood. She typically isn't bothered by people that knock on her door. What does bother her tremendously is they came to the door because a neighbor actually gave out neighbors names and home addresses of at least a dozen homeowners in our neighborhood. That the solicitor went door to door from that list thinking it was okay to do that. She wanted neighbors to know that they can not give out peoples name for this type of solicitation

Tina requested that we request that the Master Board install security cameras that are monitored by our sheriff's department in our front entrances and at the RISE access area. That shows coming and goings in case there issues that can be recorded to assist the sheriff department.

Cathy Ring: Shared information about the town meeting about the proposed community to be built behind Sheetz. That there are discrepancies on the 10/70 reporting so there is an audit happening on the Town and Davie county to go over records. It is to her understanding they can not proceed on the 10/70 till that audit is complete.. Bermuda Run is working on getting a town meeting put together to help with answering questions on this and any other questions.

ADJOURNMENT:

- Chuck Goins: Motion to adjourn at 7:35
- 2nd Steve Genaway

Approved: 5-0

****September 7th is the next Schedule Single Family Meeting***