

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



Meeting Information
Date: September 7th, 2023
Time: 5:59
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	
Paul Dixon	Treasurer	Present	
Michael Bailless	Member at Large	Present	

Call to order by Chuck at 6:04 PM

Approval of minutes from 8/3/23:

- Chuck Goins: Motion to approve meeting minutes from August 3, 2023
- 2nd Michael Bailless

Approved: 5-0

FINANCIALS

July 2023 Treasurer Report Review – Paul Dixon:

Bank Account:

- Operating Cash \$95,786.77
- Reserve Cash \$100,224.51
- Certificate of Deposit \$25,000
- Total \$221,011.28

Budget:

- Revenue \$27,567
- Expenses \$25,240

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

Approved: 5-0

- Chuck Goins: Motion to approve waiving a late fee on a property on Parkview.
- 2nd Michael Bailless

Approved: 5-0

OLD BUSINESS

Glenmoor Parking Update: Angel received an email 8/18/23 from Mr. Meadwell and he explained he was consulting with the Town Attorney regarding the on-street parking spaces and potential enforcement issues. That there was no decision at this moment.

Parkview end of road rail update: Angel received an email 8/18/23 from Mr. Meadwell and he explained he looked at potential solutions to the railing but not decided on what would be best. Angel contacted the resident on Parkview and did give them that update.

OLD BUSINESS

Landscape Update: Steve reached out to Nick who does our Landscaping and questioned him what we would need to do more of to make our areas look better. Especially areas that need irrigation. He came back that we would need to run herbicide applications monthly to remove all the weeds. The cost would be \$250 a month. That would be an additional \$3000 to our contract going into next year.

- Steve Geneway: Motion to approve \$250 added to the existing landscape contract for a monthly Herbicide application to all of our irrigation areas
- 2nd Chuck Goins

Approved: 5-0

Irrigation Update: Steve received wooden stakes from the county to mark the four pieces of property that we are looking to have water meters put in. Steve staked the properties. The county said it will be 10 to 14 days to put the water caps in.

Discussed if there is anything we could do with the property at the end of Pendleton Drive in the easement area. Angel is going to pull the deed for that property to forward to the board to see what kind of easement it is. Steve is going to check into what we can do in that area. He will also find out about the area outside of the tunnel that is overgrown.

Toddler lot update on Kilbourne: Steve Young Excavation has estimated out to be 2 hours of work with a minimum charge of \$300. Steve had estimated \$500 just in case there were any issues. Excavation to level out that area would begin sometime after October 22nd.. Once the water meter is put in and grading is complete we can start planning out the layout of the irrigation. Steve has 2 quotes for irrigation at this time.

Steve is looking into ground cover through a company out of Lexington that produces a surface called Kid cushion. It is one of the few that are certified safety surfaces. Steve will find out the pricing.

Budget Meeting: Mark is going to try to give us a rough budget around the 3rd week in September for us to review. Mark mentioned that the Budget meeting is usually a closed meeting to go over documents and make revisions. Then once done the budget is usually then sent to the membership to give them an opportunity to see what the board came up with.

Since we are still waiting on our reserve study and budget we will have to schedule the budget meeting at a later date.

NEW BUSINESS

Nominations to fill the MB vacancy: Michael explained that there is a vacancy on the Master Board. Josh Willard who was the secretary to the Master Board is moving out of the neighborhood and has resigned from his position. This leaves a vacant position on the Master Board. The Master Board would like to fill that position temporarily because having a vacant seat makes the board an even number of board members. Having only four board members there would not be a board member to break a tie. This will also help when board members can not attend a meeting due to travel, this will ensure a quorum can still be met to have a meeting.

Steve said his neighbor Chris Huntley is interested in the position and believes he was submitting something to Becky. Discussion was made to put it out to the single family community to see if any additional members would be interested.

Vote on Donation for Boy Scout Troop 732 for their assistance for the Aloha Event:

- Chuck Goins: Motion to approve a \$100 donation to the Boy Scout Troop 732 for their assistance with their grill in the Aloha Event in August.
- 2nd Michael Bailess

Approved: 5-0

Master Board Budget: Reviewed the 2024 Master Board Budget given to us. The members of the community can contact Prestley Management and get a copy of the budget at any time. The Master Board is not raising assessments on anyone. The assessment breakdown to \$35 per home goes to the Master Board. \$30.50 of that goes to operating expenses and \$4.50 goes to reserves.

RESIDENTIAL COMMENTS

Jim Fulghum: Jim thanked the board for their volunteer work and Steve for going above and beyond on some of the things he does. He is interested in learning the insights of how the Single Family HOA manages ongoing and past projects. He wishes there was a way to see a project list something like a Gantt chart.

ADJOURNMENT:

- Chuck Goins: Motion to adjourn at 7:26
- 2nd Michael Bailless

Approved: 5-0

****October 5th, 2023 is the next Schedule Single Family Meeting***