

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: January 11th, 2024
 Time: 6:05
 Location: KV Clubhouse
 Meeting Type: CLOSED 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 Bailess	Member at Large	Present	

Call to order by Chuck at 6:05 PM

Approval of minutes from 11/9/23:

- Chuck Goins: Motion to approve meeting minutes from November 9, 2023
- 2nd Angel Jackson

Approved: 5-0

FINANCIALS

November 2023 Treasurer Report Review – Paul Dixon:

Bank Account:

- Operating Cash \$65,432.60
- Reserve Cash \$133,065.68
- Certificate of Deposit \$25,414.52
- Total \$223,912.80

Budget:

- Revenue \$27,434.90
- Expenses \$48,253.35

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

Approved: 5-0

Chuck read a homeowner email requesting to waive a \$36 return fees do to fraugently activity on their own personal bank and needing to switch banks.

- Michael Bailess: Motion to waive the fee from this Kinderton Resident
- 2nd Chuck Goins

Approved: 5-0

OLD BUSINESS

Single Family Annual Meeting Update: A motion was made and approved 5-0 by email to have Angel book the Bermuda Run Country Club on February 8th, 2024 from 6 PM to 9 PM. Cost is \$150 for our Annual Meeting and Election. We currently have one candidate interested in being on the ballot resident Mark F. Smith. Angel will create a page on the website to post bio and get it over to Mark T. Any other interested candidates can be posted there and be a write in on the ballot. The quorum for this election is 25% of our membership 104 residential units voting either electronic, proxy or by mail.. Annual Meeting / Election Mailer will go out early next week. Angel will check into AV equipment availability at the Country Club

OLD BUSINESS

Rental Amendment Update: Mark Tepish discussed that the first mailer went out to Single Family Homeowners at the end of December. Board discussed announcing the Rental Amendment details and to let residents know we have extra copies of the mailer if they are interested in signing for this amendment. Mark will bring copies to the meeting. Mark explained that as we get closer to March 1st the lawyer will give us an update of how many homes have replied and see if we want to do another mailing and a zoom meeting explaining details on the amendment change.

Reserve Study: Mark Tepicsh is going to contact Giles Flythe for the final draft. Board would like to mention at the annual meeting that we have the reserve study and it is available to look at on the Cedar Management Portal Resident Login.

Irrigation Update: Steve updated that we paid for 5 water taps and 3 have been put in. The two on upper Kilbourne will be put in sometime in the spring. Irrigation is in the area on Kilbourne for the Toddler Playground and along the RISE emergency exit. We have a quote for \$2600 for irrigation to do the easement property between 287 & 301 Kilbourne. The water tap is in at that location.

Toddler Playground: An excavator did come in and level out a 40x40 area. The perimeter material to hold play mulch still needs researching because of shipping costs.

Lawn Care: Steve supplied the board with a map and emailed a detailed landscape "Request for Proposal" and asked if we could review and get back to him. His goal is to have both Master Board and Single Family Board to agree on the RFP and then he will send both together to get quotes from vendors. The goal would be to have the same landscaper for the whole neighborhood. He highlighted some additional items on the Single Family RFP he is including (1) The area at the end of Parkview where the guardrail is, needs cleaning up and maintained on a monthly basis. (2) The SF property that is behind Kilbourne Homes near RISE is being mowed every other week which would be more than what we have done in the past. (3) Replacing any old shrubs in the 4 islands. (4) A plan over 3 years to clean out all the pine needles and re-edge the beds in each area and put fresh pine needles.

Michael asked Steve to get quotes on Mulch vs Pine Needles twice a year also. Board discussed the timing of pine needles being placed. May and (August or September.)

The trees by the street's, the pine needles are maintained by the Kinderton Master association along with the trees.

Steve is researching material for the Berm to hold oakwind pine needles in place. He did go after the big storm to check the drain at the far end of the berm and it was a 3rd of the way covered with some leaves and no pine needles.

2024 Single Family Budget: Did a quick overview for the annual meeting.

NEW BUSINESS

Nominate a representative to the Master Board Annual Election:

The Master Board will need 3 seats to fill at their annual meeting.

- Angel Jackson: Motion to have Chuck Goins as the Representative to the Master Board and Angel Jackson as the alternate if Chuck becomes unavailable.
- 2nd Michael Bailless

Approved: 5-0

RESIDENTIAL COMMENTS

CLOSED MEETING SO BOARD COULD REVIEW FOR ANNUAL MEETING

ADJOURNMENT:

- Chuck Goins: Motion to adjourn at 7:50
- 2nd Michael Bailless

Approved: 5-0

****February 8, 2024 at 6 PM is the next Schedule Single Family Meeting (Annual Meeting and Election)***

Location: Bermuda Run Country Club, 324 Bermuda Run Dr., Bermuda Run, NC 27006