

Board of Directors

Michael Bailess, President
 Steve Genaway, Vice President
 Chris Fowler, Treasurer
 Chris Hundley, Director
 Mark Pfundstein, Acting Secretary

**Meeting Information**

Date: January 23, 2024
 Time: 5:30 pm
 Location: Clubhouse
 Meeting Type: Monthly BOD

**Minutes of the
 Kinderton Village Residential Homeowners Master Association Board of Directors**

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailess	President	Present	Angel Jackson – Communications
Steve Genaway	Vice President	Present	
Chris Fowler	Treasurer	Present	
Chris Hundley	Director	Present	
Mark Pfundstein	Director	Present	Becky Myers - Priestley Management – Present

Call to Order

- 5:33 pm – call to order by Michael Bailess

Approval Of Minutes

- Review and approval of meeting minutes:
 - November 2023
 - Motion to Approve – (Michael)
 - Second – Steve
 - Vote – Approved 5/0
 - Pine Straw Installation
 - During the November 2023 meeting minutes approval e-mail on 1/4/2024, the board voted and approved the annual pine installation on all common areas, save the mail kiosks.

Treasurer Report – December 2023

- **Operating**
 - Cash Ended – \$19,371 ** **Note – Due to incorrect invoices charged and paid against our account in the amount of \$6,239.00; Refund initiated from Insurance Companies.
- **YTD**
 - Total Repair and Mtce Exp – Expenses over budget include:
 - Contract Pool Mtce - \$3,000
 - Pool Attendant – \$3,000
 - Landscaping – \$12,000
 - Pond Mtce \$4,000 - Restock
 - Irrigation Maintenance \$2,000
 - Tree Removal - \$3,700 – Town Park removal, fungicide.
 - Geese Remediation - \$10,000
 - Misc. Operating - \$2,000 – No expenses to date.
 - General and Admin Expenses – (\$10,000) over budget due to Legal Expenses, Website changeover, Social Activities.
 - Utilities – \$3,200 under budget.
 - Total Over Budget – \$36,000
 - Total General and Admin - \$5,000 over budget due to insurance increase.
 - Total Utilities - \$4,000 under budget Total Operating - \$37,000 over budget
 - Total Operating - \$37,000 over budget
- **Reserve**
 - Cash Ended - \$206,000 \$31,000 over budget due to playground equipment for pool area

- Review and approval of Treasurer Report
 - Motion to Approve – Michael
 - Second – Mark
 - Vote – Approved 5/0

- **CD Renewal Plans**
 - Becky provided the BOD with CD rate sheet options date Jan 09, 2024.
 - Motion to move the \$50,000 CD with CIT bank to North State Bank for 12 months for a forecast APY 4.60%
 - Motion to move the \$20,000 CD with North State bank to the reserve checking account
 - Motion to Approve – Michael
 - Second – Chris F
 - Vote – Approved 5/0

Committee Reports

ARC

- No representative present. Nothing to report.

Clubhouse

- Flooring Replacement. Following a motion during the November 2023 Master Board BOD meeting, approval was granted to spend up to \$7,000 for replacement of the clubhouse flooring as quoted by Clemmons Carpet.
- Luxury vinyl tile (LVT) samples from the Shaw Flooring line were provided by Clemmons Carpet for review.
- Of the various choices evaluated, two styles/colors were recommended to the BOD for their review and approval, which were Beach Oak and Greige Walnut. The style/color 5078 Greige Walnut was the winner chosen as the replacement pattern to be installed.
- Motion to approve Shaw Flooring color style/color 5078 Greige Walnut as the replacement clubhouse flooring.
 - Motion to Approve – Michael
 - Second – Chris F
 - Vote – Approved 5/0

Communications

- Angel Jackson is finalizing the design and configuration for the new KindertonVillage.org website. The intent is to continue review and adjustments of the site, with a preview during the Master Association Annual Meeting.
- Angel Jackson asked the Master Board if a decision was made to pursue potential signage for directional parking on Glenmoore. At this point, no decision has been reached if the Master Association should attempt to control traffic flow on public streets. If a decision was reached regarding wording, creation, and placement, these would not be to a DOT standard, nor in the opinion of the Bermuda Run Town Manager, enforceable.

Playground.

- Forecast ship date remains Feb, 27 2024

Social Events:

- No representative present. Nothing to report.

Sub-Association Reports

Single Family – Michael Bailess

- The annual meeting is now scheduled for Feb 8, 2024, 6:00pm – 8:00pm at the Bermuda Run Country Club.
- Chuck Goins will be the Single-Family sub association representative for the Master Association Annual Meeting, with Angel Jackson serving as backup.
- The Single-Family Board of Directors has started the process to amend the Declaration of Covenants, Conditions, and Restrictions for the Kinderton Village Single Family Homes. The proposed amendment will prohibit new owners from leasing their property for a period of twelve months.

Carriage Homes – Chris Fowler

- Still planning to hold their annual meeting and election of officers.

Townhomes - Chet Spsychalski (representative not present)

- Nothing to report.

Condos: no representative present

- Lori Foster plans to attend the annual meeting (per Becky Myers)

Quads: no representative present

- Nothing to report

Charleston Townhomes: no representative present

- Nothing to report

Master Association Reports

- The Master Association Annual Meeting is being finalized with two possible dates, depending on site availability.
- Bermuda Run Country Club is being proposed for either Wednesday Feb 21st, or Thursday Feb 29th.
- We are still waiting on a final quote for the reservation cost.
- Motion to hold the annual meeting at the Bermuda Run Country Club, with a budget spend of up to \$300.00
 - Motion to Approve – Michael
 - Second – Chris F
 - Vote – Approved 5/0

Topics

On Going Business

- Code of Ethics.
 - Discussion deferred until after the annual meeting and election of officers, forecast March 2024.
- Pool Playground Update:
 - Portions of the order shipped, with several components have been received so far.
 - Forecast ship date remains Feb, 27 2024
 - The existing pool playground bench has been disassembled for repair and will be refurbished.
- Reserve Study:
 - Reserve Advisors was on-site Dec 12, 2024, and completed their reserve analysis.
- Pool Pump Room Double Door Replacement
 - As of 23-Jan-2024, the doors have been received.
 - Steve is waiting for warmer weather to begin the installation.
- Clubhouse Flooring Replacement
 - Update/motion//approval provided under Committee Reports for Clubhouse
- Lakefront Benches Along Bridgewater.
 - Broken boards on the seat backs and bases will be replaced with clear (no knots) pressure treated lumber.
- Basketball Court Fence Repair – Parkview and Town Park.
 - Quotes were received from Fence Builders. However, two other vendors have not replied with estimates.
 - Steve highlighted that the 10'x50' section of fence needs to be replaced. Two sections of 6' fence need replacing and the entire fence area refastened and secured.
 - Discussion ensued regarding the merit of additional horizontal reinforcement along bottom of the fence sections.
 - Steve will ask Fence Builders for recommendations on how to help brace the fence from being further pushed in at the bottom.
- Mail Kiosk Flyer Holders.
 - The holders have been replaced on all kiosk. This task is now complete.
- Landscaping RFP Revisions
 - Steve has continued revisions for the landscaping RFP to include detailed neighborhood maps, with specific references to those area requiring maintenance.
 - This clarification with area references will avoid any confusion between proposed bids and worked performed.
- Directional Parking on Glenmoore
 - Update provided under Committee Reports for Communications

Items on Hold for Future Improvements

- Pickleball Courts
 - Potential locations across Master Association property are being evaluated that could potentially support pickleball courts.
- Pool Chaise Lounge Chairs
 - Any potential order on hold until spring 2024
- Non-motorized boat access to the lake
- Floating Dock
- Splash pads

Management Reports

- Work Order Report
- Violation Report (see separate attached report)
- Hearings: None pending
- Becky reminded board members, from November thru March, we typically do not issue violations for mildew or painting.

ARC Violations – Becky

- Detailed report provided in monthly meeting packet for board members to review.
- No questions or concerns were discussed.

Adjournment:

- Motion to adjourn - Michael
- Second - Mark
- Approved 5/0
- Meeting adjourned 07:37 pm