

**Board of Directors**

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



**Meeting Information**

Date: February 29, 2024  
Time: 6:00 pm  
Location: Bermuda Run Clubhouse  
Meeting Type: Annual Master Association

**Minutes of the  
Kinderton Village Residential Homeowners Master Association Annual Meeting**

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

**Call to Order**

- 6:02 pm – call to order by Michael Bailess

**Calling of the Roll**

- Michael Bailess called the names of the Representatives from the Sub Associations:
  - Helen Kelly, Carriage Homes – Not Present
  - Chuck Goins, Single Family – Present
  - Lori Foster, Condos & Quads – Not Present
  - Chester Spsychalski, Townhomes – Present
  - Brian Lowery, Charleston Homes – Not Present

**Welcome to All**

- Michael Bailess welcomed all residents and guests

**Special Guest Speakers**

Christy Schafer (Town Council Member, Bermuda Run)  
Melinda Szeliga (Town Council Member, Bermuda Run)  
Mike Brannon (Mayor, Bermuda Run)

Melinda, Christy, and Angel Jackson highlighted the Town of Bermuda Run Vision Committee flag plaza endeavor. Engraved pavers, which will be placed at the base of the flag plaza, are available to purchase for \$100.00

Mike Brannon entertained questions from the audience.

- Update on property annexations into the Town of Bermuda Run. The Town Council is reviewing next steps on a potential a vote during the March Town Council meeting, that could lead to a public hearing in April 2024.
- Regarding repaving efforts for Kinderton Village streets, analysis and prioritization continues for the over 21 miles of roadways across all of Bermuda Run.
- Concerns regarding trash trucks dripping oil along the public throughfares and private alleyways in Kinderton.
- Plans for the water retention ponds (Bahnsen lakes one/two/three) contiguous to Kinderton Village. The private property owner is potentially pursuing plans to turn the first two ponds, back into their initial original steam state, and remediate the final pond closet to the soccer fields.
- Sidewalk analysis and prioritization continues to remediate problem tree issues and remediate trip hazards. The town is working with arborist Will Dudley from Carolina Tree Care, to identify the best course of action for minimizing damage/impact to trees if roots removal is required.

**Approval Of Minutes**

- Review and approval of February 28, 2023 Master Association Annual Meeting minutes:
  - Motion to Approve – Michael Bailess
  - Second – Chuck Goins
  - Vote – Approved

## Financial Report for 2023

- Operating Accounts Total account balance as of December 31, 2023 = \$19,371.
- Net income gain/loss LOSS in the amount of \$35,000 for the year of 2023.
- Operating account for 2023:  
Budgeted \$174,817; actual expenses used were \$210,995 – Over budget by \$36,706.
- Operating Expense Summary 2023:  
Maintenance – Landscaping, Geese Remediation, Pool Attendant/Maintenance, and Pond Maintenance were items that were over budget.
- Reserve Account total balance as of December 31, 2023 = \$206,000
- Net Loss in the reserve fund for 2023 = \$31,612.  
Budgeted expenses for the year were \$47,000 and \$81,204. Playground Equipment and Pool repairs were over budget.
- There were no budget increases planned for 2024 and monthly dues remain the same
  - Motion to Approve – Michael Bailess
  - Second – Angel Jackson
  - Vote – Approved

## Committee Reports

### Architectural Review Committee

- No representative present.

### Clubhouse

- Flooring Replacement. Installation on scheduled to begin on March 1, 2024.
- Luxury vinyl tile (LVT) from Shaw Flooring line, style/color 5078 Greige Walnut was chosen.

### Communications

- Angel Jackson presented the newly designed and configured KindertonVillage.org website. The intent is to continue review and adjustments of the site, with a forecast implementation during 2024.

### Playground.

- Replacement playground for the pool playground components were received on Feb, 27 2024
- Installation is on schedule to begin the week of March 4<sup>th</sup>, 2024.

### Social Events:

- Michael Bailess highlighted the two neighborhood community parties held in 2023, the Fourth of July and End of Summer.

## Accomplishments in 2023

### Community Betterments

- Clubhouse and Pool Deck Drainage  
The main drain leading underground away from the pool deck area was plugged with roots and grasses. We dug up the 30' drain pipe and installed new solid PVC drain pipe.
- Clubhouse Downspout Drains  
The 2 downspouts on the pump room side of the clubhouse were totally plugged both top and bottom. Both were replaced with new PVC downspouts.
- Clubhouse Patio Ceiling Fans  
Both ceiling fans were badly worn. Both were replaced with new outdoor fans.
- Clubhouse Outdoor Water Fountains  
The water lines had become brittle from age, so the fountains did not work. Repaired the lines and replaced bubblers and drain lines.
- Clubhouse Window Shutters  
Six sets of shutters which were faded and cracked, were replaced with new Hunter green shutters.
- Clubhouse Interior Lighting  
The 20, two (2) lamp, 4' florescent light fixtures were replaced with new LED can lights.

- Pool Pump Room Storage  
Constructed shelving units in the left side of the room to get organized.
- Pool Pump Room Doors  
Double doors which were rusted and the exhaust fan are being replaced.
- Mail Kiosks Flier Holders  
All the old flier boxes were replaced with new clear plexiglass holders.
- Condos Playground Sun Shade  
JL Landscape installed a sun shade over the playground area.
- Condos Playground Safety Surface  
JL Landscaping spread new safety surface in the playground area.
- Fish Stocking in Lake  
In March we added 5000+ various species of fish to the Lake.
- Picnic Table Concrete Pads  
Contracted for two surface grade concrete pads to hold two previously purchased picnic tables.  
One is located by the condominium playground and the other by the mail kiosk at the lake.
- Tree Arborist  
Contracted with Will Dudley of Carolina Tree Care, to determine the proper steps to keep our trees healthy.  
Carolina Tree Care is providing guidance to the Town of Bermuda Run as part of the sidewalk analysis and prioritization to remediate the heaving walkways.

### Community Considerations for 2024

- Basketball Court Fencing Repairs  
The 10'x50' fence needs to be replaced. Two sections of 6' fence need replacing and the entire fence area refastened and secured. Have estimate from Fence Builders.
- Clubhouse Roof Replacement  
Our reserve study calls for roof replacement in 2024. We should investigate a possible insurance claim due to hail damage from back in the early summer. Several homeowners have done roof replacements due to this situation.
- Clubhouse Gutter Covers  
Investigate the need for gutter covers. Drains appear to be stopped up.
- Clubhouse Basketball Court  
The asphalt surface will be coated with a sport court surface for a more realistic and safe playing surface.
- Clubhouse Volleyball Court  
New sand will be added to the court for a better playing surface.

### Major Projects for Future Consideration

- Four (4) Court Pickleball Court
- Fishing Pier / Picnic at the Lake Front
- Splash Pad by the Pool
- Addition to the Clubhouse
- Landscape with Trees and Benches around the Lake

### Elections

The following homeowners have submitted their names for consideration to be elected.  
An invitation was open to the floor to accept any additional nominations; however, none were offered.

Each candidate was invited to provide a short presentation to the audience.  
Representatives from the respective Sub Associations will cast their votes for the open positions.

Nominations for one position on the Architectural Review Committee.

- Linda Masson
- Ricky Mia – Not Present

Nominations for three positions on the Master Association Board of Directors

- Leah Amering
- Chris Hundley
- Mark Pfundstein

Congratulations to the theses candidate for being elected:

Ricky Mia

Leah Amering  
Chris Hundley  
Mark Pfundstein

According to the Bylaws of the Kinderton Village Residential Homeowners Master Association (Section 4, paragraph C) an organizational meeting of the newly elected Board of Directors shall be held within ten (10) days. At that meeting, officer positions for the coming year will be voted on by the collective Master Board of Directors.

The Architectural Review Committee (ARC) will also hold an organizational meeting of the newly elected members within ten (10) days. At that meeting, officer positions for the coming year will be voted on by the collective ARC members.

### Questions and Answers

Michael Bailess entertained questions from the audience.

- Has any progress been made regarding the parking issues reported along Glenmore Avenue?  
The roads withing Kinderton Village are controlled and maintained by the Town of Bermuda Run. While the respective sides of Glenmore Avenue are one way, the town manager has indicated that any directional or parking signage installed by the town, is not enforceable. While the Davie County Sheriff's Office does patrol our neighborhood, deputies have communicated they do not cite non-moving violations (parking). If the Master Association does consider installation of directional/parking signage, this would be purely informational. Other options discussed were painting parking spaces on the non-house sides of Glenmore. Additional, Chuck Goins suggested investigating the possibility to have the thorough fare (house side) of Glenmore denoted as a fire lane.
- Mail Kiosk – Complete any additional painting requirements

### Adjournment:

- Motion to adjourn – Michael Bailess
- Second – Chuck Goins
- Approved
- Meeting adjourned 07:40 pm