

Board of Directors

Michael Bailess, President
 Stephen Genaway, Vice President
 Josh Willard, Secretary
 Chris Fowler, Treasurer
 Mark Pfundstein, Member at Large

**Meeting Information**

Date: August 16, 2023
 Time: 5:34PM
 Location: Kinderton Clubhouse
 Meeting Type: Closed Budget Meeting

Minutes of the Kinderton Village Residential Homeowners Master Board of Directors

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailess	President	Present	Becky Myers (Priestley Management)
Stephen Genaway	Vice President	Present	
Josh Willard	Secretary	Resigned 8/15/23	
Chris Fowler	Treasurer	Present	
Mark Pfundstein	Member at Large	Present	

Call to order:

- 5:34 pm call to order By Michael

Board Resignation:

- Josh Willard submitted an email resignation on 8/15/23 and will no longer be part of the board. He will be moving out of the neighborhood and won't be able to serve on the board.

Approval of minutes:

- Waiting for July minutes from Josh Willard. Becky said Josh told her he would be sending them to her.

Business since last meeting:

- **Update on Summit Invoice**
 - Becky said they sent in an invoice and she forwarded for payment

Treasure Report :

Operating Cash ended \$36,000

YTD:

Total Repair and Maintenance Expenses over budget include..

- Contract Pool Maintenance (\$4,800)
- Pond Maintenance (\$4,100) – Fish Restock
- Tree Removal (\$2,700) – Town Park Tree Removal, Fungicide
- Geese Remediation (5,400) – Not Budgeted
- Misc. Operating/Landscaping +\$10,000 – No expenses to date.
- General and Admin Expenses - \$7,000 over budget due to previous Legal Expenses. No insurance expense posted to date.
- Utilities - under budget \$3000
- Net - \$8,000 over budget for the month

Reserve:

- Cash ended \$234,000
- \$17,000 under budget for the year
- Spent \$13,000 on the Shade

Motion to approve Treasure Report: – (Michael)

- **Second – Mark**
- **Vote – Approved 4/0**

Committee Reports: None at this time

Budget Discussion for 2024:

The Budget was reviewed and adjusted where necessary. Board approved the 2024 budget and no assessment changes were made. \$30.50 of the assessment goes to operating expenses and \$4.50 to reserve.

- **POOL / CLUBHOUSE**
 - New pool service bids being pursued for the new year.
 - Power Washing Pool Deck
 - Drain and resurface of the pool will need to be done for 2025. Pursue possible lights added to the pool.
 - Club House Cleaning & Supplies to make sure the bathrooms are cleaned.
 - Security upgrade needed on firmware.
 - New condensed pool signage needed.
- **LANDSCAPING**
 - Landscape Maintenance bids being pursued for the new year.
 - Tree Removal & Maintenance. There are a bunch of trees that are struggling with some disease to take down and replace. Arborist needed.
 - Irrigation Maintenance
- **COMMUNITY WEBSITE**
 - New Community Website for 2024

Current Reserves / Fund Balance \$260 Budgeting: Items being worked on...

- **PLAYGROUND EQUIPMENT**
 - Pool playground to start in 2023
 - Volleyball Sand to start in 2024
 - Pool Basketball Area Resurfaced for 2024
- **CLUB HOUSE**
 - Club House Outside Maintenance Exterior Doors, Shutters, Wood Repair, DownSpouts and Painting. Bids being pursued.
- **RESERVE STUDY**
 - Reserve Study to be commissioned soon.
- **SIDEWALK REPAIR**
 - 3 squares by the clubhouse need to be repaired for 2024.

Possible project wish list from Board Members:

- **POOL/CLUBHOUSE**
 - Replacing Pool Furniture with something more durable and comfortable
 - New floors for the clubhouse
- **LAKE PIER**
 - A pier that would go into the lake with a sitting area
- **PICKLEBALL COURTS -**
 - 2 courts either by the Basketball Court or the volleyball court.
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- **SPLASH PAD**
 - Splash pad for kids near the pool.
- **PART-TIME MAINTENANCE PERSON**
 - This person could help cleaning up drains of debris, remove weeds on the street and doing any repairs on items on Master Board Properties as needed.
- **BATHROOMS**
 - Floors need leveling and not drying in the evening. Countertops needing replacing, formica is coming up.

Motion to approve Budget to maintain the same assessment to the Sub Associations: – (Michael)

- **Second – Mark**
- **Vote – Approved 4/0**

Adjourn 7:34 pm

Motion: Michael

Second: Mark