

**Board of Directors**

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

**Meeting Information**

Date: Apr. 19, 2023  
 Time: 5:30 pm  
 Location: Kinderton Clubhouse  
 Meeting Type: Monthly Meeting

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

| Board – Attendee Name | Title           | Status  | Guest Attendees                    |
|-----------------------|-----------------|---------|------------------------------------|
| Michael Bailess       | President       | Present | Diane Pfundstein - ARC, Clubhouse  |
| Steve Genaway         | Vice-President  | Present | Angel Jackson - Communications     |
| Josh Willard          | Secretary       | Present | Chris Fowler - Carriage Homes      |
| Chris Fowler          | Treasurer       | Present | Josh Willard - Condos/Quads        |
| Mark Pfundstein       | Member at Large | Present | Chet Spychalski - Townhomes        |
|                       |                 |         | Becky Myers - Priestley Management |
|                       |                 |         |                                    |
|                       |                 |         |                                    |

**Call to Order**

- 5:34 pm – call to order by Steve Genaway

**APPROVAL OF MINUTES**

- **Review and approval of meeting minutes:**
  - 15-Feb-2023 Master Board of Director February Monthly Meeting (as presented)
  - 28-Feb-2023 Master Association Annual Meeting (approved w/ changes)
  - 07-Mar-2023 Master Board of Directors Officer Elections (as presented)
- **Motion to Approve – (Michael)**
  - Second – Chris
  - Vote – Approved 5/0

**TOPICS**

- Board Meeting recording
- KV Board of Directors meet and greet event
- Pool Security Camera access
- Covenant review and discussion on committee formation
- Review minutes for annual meeting and discuss wording of motion from the floor
- 2024 budget for sub-association website loading

**TREASURER REPORT:**

- **Operating**
  - Cash ended: \$46,100.
- **YTD**
  - Total Repair and Mtce Exp - \$3,000 under budget.
  - Pest Control – Goose Masters.
  - General Mtce – Lights at clubhouse; signs.
  - General and Admin Expenses - \$8,700 over budget due to Legal Expenses.
  - Utilities – Ok to budget.
  - Net - \$3,900 under budget.

- **Reserve**
  - Cash ended \$233,000
  - Spent \$10,000 on pool motor equipment.
- Net Income
  - \$11,000 Under budget
- **Motion to approve Treasurer Report: – Mark**
  - **Second** – Michael
  - **Vote:** Approved 4/0

## **COMMITTEE REPORTS**

- **Lighting on Houses**
  - ARC has voted to not allow string lighting on the second level.
  - House on Glenmore has encroaching tree.
  - Gazebo painting will be done when nightly temperature is above 50 degrees.

### **CLUBHOUSE**

- **Exterior Maintenance**
  - Pressure washing to be done and trim painting to be looked at and get bid.
  - Rake the volleyball court to rid weeds

### **POOL:**

- **Discussion of check-in paperwork for pool staff. Kinderton residents will still sign in on sheet**

### **WORK ORDERS – PREISTLY (BECKY):**

- **Water Fountain at Pool**
  - Needs repair
  - Pressure washing for clubhouse- need vote- will wait until we get one more quote

### **SUB-ASSOCIATION REPORTS:**

#### **Single Family – Michael Bailess**

- They are working on a new landscaping contract. Time for renewal.
- Planning common area improvements

#### **Carriage Homes – Chris Fowler**

- Nothing

#### **Townhomes – Chet Spychalski**

- Repair work for front of townhomes will begin soon and then be completed by May

#### **Condos:** Josh

- nothing

#### **Quads:** Josh

- Roofing project has been approved. Some minor tree trimming will be done near the units

### **Charleston Townhomes: Brian**

- No news to report

### **ON GOING BUSINESS:**

- **MASTER BOARD CCRs & Bylaws:**
  - Chet, Josh, and Angell will meet next Wednesday to start committee

### **POOL SCHEDULE:**

- Discussion of what pool attendants will do while on duty
- They will sign in and have list to check off
- Mark and Michael will meet with staff to show how to use the app for card reader
- Lockbox will go on gate to house a key to the clubhouse

### **EVENTS:**

- Board member meeting event – 5/10/23 at 6pm

### **EROSION:**

- Erosion at Kilbourne and Pendleton – need information for how to remediate this

### **NEW EMAILS/ WEBSITE:**

- Michael is working with Angell to get new domain and emails for board members

### **PLAYGROUND:**

- Playground sun cover for Town Park playground-
- Chris Motion at 7:15pm, Michael seconds to approve \$11,300 cost and install for the cover- Vote 5/0 in favor, motion carries
- Board will look at the playground formats and vote on which are liked most, then send to the community for vote – top three will be sent out

### **PICNIC TABLES:**

- We agree for the location for the one at Oakwind, but need to confirm location near the lake
- Will get more quotes on permanent base

### **MAIL KIOSK:**

- Two boxes need total repair and others are damaged slightly
- Will look at replacing them, but with a smaller amount of boxes

### **ADJOURNMENT:**

- Michael– Motion to adjourn
  - Josh 2<sup>nd</sup>
  - Approved: 4-0
  - Meeting adjourned 8:03 pm

Josh Willard - Secretary  
Kinderton Village Residential Homeowners Master Association Board of Directors