

**Board of Directors**

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

**Meeting Information**

Date: June 22, 2023  
 Time: 6:00 pm  
 Location: Bermuda Run Clubhouse  
 Meeting Type: Monthly

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

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailess	President	Present	Chet Spychalski Townhomes Rep
Steve Genaway	Vice-President	Present	
Josh Willard	Secretary	Via Zoom(arrived mid meeting at clubhouse)	
Chris Fowler	Treasurer/Carriage	Present	Becky Myers – Priestly (Via Zoom)
Mark Pfundstein	Member at Large	Present	

**Call to Order**

- 6:11 pm – call to order by Michael Bailess.

**Approval of Minutes**

- Review and approval of meeting minutes from meeting of May 17, 2023 with the addition of a May 30<sup>th</sup> online approval moving \$25,000 Reserve Funds into a CD at Pinnacle and June 4<sup>th</sup> online approval for new fans at pool.

**Treasurer Report**

- Operating cash \$44,000.
- Reserve cash \$239,000.
- YTD Operating Net - \$6,000 over budget, General and Admin Expenses \$8,400 over budget due to legal expenses.
- YE Reserve Expenses/Income - \$30,000 under budget due to no expenses.
- All checks and bank statements look good.
- Motion to Approve Treasurer's Report – Stephen motioned, Second – Michael.  
Approved: 5-0
- There was a request for electricity invoices for the clubhouse.
- Discussion regarding July 4<sup>th</sup> parade. Chris Fowler motioned to cover up to \$100 of expenses or provide the donation to the Fire Department; Michael Bailess seconded, all in favor.
- Discussion regarding website replacement – Mark motioned to accept recommendation of HOA-Sites and proceed with implementation, Michael seconded, all in favor.

**SUB-ASSOCIATION REPORTS****Single Family –**

- Nothing to report.

**Townhomes: Chet Spychalski**

- Nothing to report.

**Carriage Homes – Chris Fowler**

- Cost of insurance doubled; to meet and determine what to do.

**Condos:**

- Nothing to report.

**Quads:**

- Nothing to report.

**Charleston Townhomes:**

- Nothing to report.
- Discussion regarding playground replacement at pool.
- Clubhouse – Cleaning company can provide emergency service. Pool furniture discussion. Michael Bailess motioned to allow D. Pfundstein to purchase umbrella and base up to \$100; Josh Willard seconded, all approved.
- Pool rental discussion.
- Becky Myers to review the pool chemical probes. Steve Geneway motion to replace chemical probes as the lifetime is short; Chris Fowler seconded, all approved.

#### **Adjournment**

- Chris – Motion to adjourn at 8:30
  - Michale – 2<sup>nd</sup>
  - Approved: 5-0

Chris Fowler. – Fill in Secretary  
Kinderton Village Residential Homeowners Master Association Board of Directors