

**Board of Directors**

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

**Meeting Information**

Date: May 17, 2023  
 Time: 5:30 pm  
 Location: Kinderton Clubhouse  
 Meeting Type: Monthly Meeting

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

**Call to order:**

- 5:42 pm – call to order by Michael

**Approval of minutes:**

- **Review and approval of meeting minutes:**
  - Master Board of Director April Monthly Meeting (as presented)
- **Motion to approve – (Michael)**
  - **Second – Mark**
  - **Vote – Approved 4/0**

**Business since last meeting**

- Email vote to approve tree work on Town Park Dr \$1850.00 to Jones' Tree Service.
- Email vote to approve quote of a larger shade sail for the playground on Town Park

**Treasurer report:**

Operating Cash ended \$49,000

**YTD**

Total Repair and Mtce Exp - \$2,000 over budget

- Pond Mtce - \$4,500 over budget due to restocking
- Pest Control – Goose Masters to be moved to a separate account

General and Admin Expenses - \$7,800 over budget due to Legal Expenses

Utilities - \$2,000 under budget due to timing

Net - \$7,000 over budget for the month

**Reserve**

Cash ended \$234,000

Signs/TV/Picnic tables \$7,200 moved here

Net Income \$7,000 over budget for the month; \$30,000 under budget for the year

**Motion to approve Treasurer Report: – Mark**

- **Second – Steve**

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## Committee Reports

### CCR Review Task Force

- Based on the lack of community interest gathered from surveys and requests for volunteers, the task force made the recommendation not to continue the governing documents review. If they continued, they felt that it would be impossible to get the 70% vote needed to modify the governing documents. A special meeting of the Master Association will be called for this recommendation to be presented and to hold a vote to accept the recommendation.

### Pool

- Swim Club has some cleanup left to perform but that should be complete before opening day.
- The clock at the pool was replaced.

### Clubhouse

- Keys were made for Michael and Steve to access the pump room.
- Keys for the outdoor water spigots were purchased, and one was hung in the pump room.
- There is a bleach spill on the front sidewalk, quotes for cleaning have been requested.
- Rentals are picking up but still not at pre-covid numbers.
- The linoleum is getting worse and needs to be replaced.

### ARC

- Several trees around the neighborhood have dead spots in them and they need to be inspected
- ARC Guideline review is still ongoing, nothing to present to the MB yet.
- Diane and Renee have resigned from that ARC and 2 volunteers are needed for their replacement.
- 5 ARC requests, 4 approved, 1 in review, and 1 declined (bushes would be over the property line)

### Communications

- Sent out an Email to the community the May Website Calendar through Management Companies & Sub-associations on May 5th. This is something I will do more regularly in months that do not have a Newsletter.
- Socialized Pool Opening with Flyers at Mail Kiosks & on social media. Website was updated with pool rules, on Calendar and Pool Page.
- Mayor Meet & Greet 5/24/23 at 6PM. Emailed through Management Companies, Posted on the website/social media and printed flyers for Mail Kiosks.
- Brush & Limb Pick-up on Website Calendar 5/29/23
- Posted Bermuda Runs Newsletter on Website.

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- KV Master Board Minutes 03-15-2023 was posted on website.
- Starting to plan the Fourth of July Parade.

## Sub-association reports

### Single Family – Angel Jackson

- Landscaping annual contract with JL Exterior Maintenance has been signed, multiple projects being investigated on SFB common property.
- Mail Kiosks to be pressure washed in June by the Town
- Asked how Priestly has everyone's email address that the email blast about a mobile application was sent to. Becky responded that everyone is registered on their systems for ARC, violations, pool access, etc.

### Carriage Homes – Helen Kelly

- Requested the boulders on Glenmoore Ave to be removed. They were placed to keep the trash trucks off the curbs, but MB will investigate options.

### Townhomes – Chet Spsychalski

- Continuing renovations, 4 of 8 are complete.

### Condos – Josh Willard

- Nothing to report

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## Ongoing Business

### Volunteers needed

There are multiple projects that could use volunteers from the community to help.

- ARC – 2 openings
- Social Committee
- Pool Committee

Communication blasts to be sent out, perhaps have sign-up sheets at events to be scheduled.

### Annual landscaping contract renewal

Recommendation from Steve to renew the current vendor from June 1, 2023 to May 31 2024 this year to line up with the SFB contract. Start an RFP process several months in advance of the end of the contract to potentially choose one vendor for the entire neighborhood. There is not enough time this year for due diligence.

### Motion to renew the with Blakely for \$4,505 monthly recurring: – Michael

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

### Shade sails for playground on Town Park Dr

Questions still remain about the color of the posts for the shade sails. Steve to contact JL Exterior Maintenance, who will be installing for clarification in Chris's absence.

### Clubhouse maintenance items

Several items outside of the clubhouse need to be spruced up. Becky is getting quotes on the following items:

- Shutters, front door, pump room door replacement.
- Gutter repair
- Paint on all exterior wood, except for the columns that Summit is supposed to paint.

Michael to investigate replacing fans on the pool deck.

### Picnic tables

Steve to update quotes for ADA compliance and get second quote on table at lakeside.

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### Clubhouse playground updates

Initial options were presented. Discussions about what event could be held to present the options to the neighborhood for their input. 4<sup>th</sup> of July parade was discussed.

We need to check with Chris for budget feasibility on any option before it is presented to the community as an option.

### Volleyball court

Initial interest in a volleyball league of some sort by several families in the neighborhood.

**Motion for Steve to purchase 8 volleyballs and boundary tape for \$340 to get started: – Michael**

- **Second – Mark**
- **Vote - Approved 3/1 (Josh was not in favor)**

### Mail kiosk notification boxes

Replacements for the yellowed notification boxes at the mail kiosks were presented.

**Motion for Becky to purchase 4 sign holders for \$12.49 each as a trial on one kiosk after they're pressure washed: – Michael**

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

### Erosion between Pendleton Dr and Archer Dr

Violations to be sent out to several addresses on Archer for not maintaining the sloped area in the back of their property, which is causing the erosion.

### Multiple residents that need a hearing for maintenance items

A hearing date for several homeowners to be determined before the next Master Board meeting.

### Adjourn 8:27 pm

**Motion: Michael**

**Second: Josh**