

Board of Directors

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

**Meeting Information**

Date: November 15, 2023
 Time: 5:30 pm
 Location: Clubhouse
 Meeting Type: Monthly BOD

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

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailess	President	Present	Guest Speaker: Will Dudley, Carolina Tree Care
Steve Genaway	Vice President	Present	
Chris Fowler	Treasurer	Present	
Chris Hundley	Director	Present	
Mark Pfundstein	Director	Present	Becky Myers - Priestley Management – Absent

Call to Order

- 5:34 pm – call to order by Michael Bailess.

Approval Of Minutes

- Review and approval of meeting minutes:
 - October 2023
 - Motion to Approve – (Michael)
 - Second – Steve
 - Vote – Approved 5/0

Treasurer Report – October 2023

- **Operating**
 - Cash ended: \$21,000
- **YTD**
 - Total Repair and Mtce Exp – Expenses over budget include:
 - Contract Pool Mtce (\$1,300) – Invoice vs Budget should be ok for year.
 - Pool Attendant – (\$3,000).
 - Misc Landscaping/Pinestraw – (\$3,000).
 - Pond Mtce (\$4,000) - Restock
 - Irrigation Maintenance (\$2,000)
 - Tree Removal (\$2,700) – Town Park removal, fungicide.
 - Geese Remediation (\$7,700) - Not budgeted.
 - Misc. Operating - +\$2,000 – No expenses to date.
 - General and Admin Expenses – (\$10,000) over budget due to Legal Expenses, Website changeover, Social Activities.
 - Utilities – \$3,200 under budget.
 - Net – (\$30,000) over budget for the year.
- **Reserve**
 - Cash ended \$234,000
 - \$6,000 under budget for year. Spent \$13,000 on Shade.
- Review and approval of Treasurer Report
 - Motion to Approve – Michael
 - Second – Mark
 - Vote – Approved 5/0

Special Guest Speaker

- Will Dudley, Carolina Tree Care (ISA Certified Arborist)
 - Presented proposals for immediate, short-term, and long-range tree care plans throughout Kinderton.
 - Zelkova trees on Glenmoor Ave are immediate concern, needing to be addressed/replaced with another variety.
 - Near term concerns center around our maple tree population, with soil compaction and buried root collars.
 - Approximately 68 maple trees could be in scope for remediation, from soil aeration, to some root collar exposure.
 - Will has mapped the trees/areas needing attention into three identified zones.
 - Questions were posed concerning sidewalk repairs and potential impact to (mainly oak) tree roots. In addition to the proposed tree care plans throughout Kinderton, to Mr. Dudley can offer his services in a consulting capacity for Kinderton as repair plans for the sidewalks are discussed with The Town of Bermuda Run.
- Motion – Allocate to spend up to \$7,000 to remediate the immediate tree concerns highlighted/presented by Will Dudley, Carolina Tree Care. This would include but not limited to: Zelkova trees replacement on Glenmoor Ave, treatment of scale disease on Maple trees.
 - Motion to Approve - Michael
 - Second – Chris F
 - Approved 5/0

Committee Reports

ARC

- No representative present. Nothing to report.

Clubhouse

- Outstanding question, is the board interested in pursuing an allowance for educational events in the clubhouse, open to all Kinderton residents?
- Regarding any rewording of the rental agreement to allow educational or exercise events. Diane commented in her view, the existing rental contract does not require modification to allow community (educational or exercise) type of events, in that all existing rules would apply.
- The board would have to specify/clarify that the service being delivered, is for the benefit of any/all residents attending the event, and not for the purpose of generating sales or for marketing a potential product purchase.
- The person securing the clubhouse must be a community resident and responsible party to host the event. They would in turn be compensating the instructor for their service.
- The event host would be allowed to use the clubhouse without incurring a rental cost.

Communications

- No representative present. Nothing to report.

Playground

- Order was placed and components being shipped. Steve noted several components have been received so far.

Social Events:

- No representative present. Nothing to report.

Sub-Association Reports

Single Family – Steve Genaway

- Ground leveling work begins on Single Family common area (next to 260 Kilbourne Dr) for the kiddie playground.
- Irrigation being installed on Single Family common area for the kiddie playground, and RISE emergency access road.
- Obtaining quotes to install irrigation on the Single Family common area easement between 287 & 301 Kilbourne Dr.

Carriage Homes – Chris Fowler

- Will be holding their annual meeting and election of officers.

Townhomes - Chet Spychalski (representative not present)

- Nothing to report.

Condos: no representative present

- Nothing to report.

Quads: no representative present

- Nothing to report

Charleston Townhomes: no representative present

- Nothing to report

Topics**On Going Business**

- Code of Ethics.
 - Discussion deferred until after the annual meeting and election of officers, forecast February 2024.
- Playground Update:
 - Order was placed and components being shipped.
 - Steve noted several components have been received so far.
- Reserve Study:
 - Reserve Advisors will be on-site beginning in January to begin their reserve analysis.
- Pool Pump Room Double Door Replacement presented by Steve.
 - Motion – Approve to spend up to \$1,500 to replace the double pump room doors and existing exhaust fan.
 - Motion to Approve - Steve
 - Second – Michael
 - Approved 5/0
- Clubhouse flooring replacement: Clemmons Carpet quote \$6,719.60
 - Quote includes the installation of luxury vinyl tile (LVT) overlaid on existing flooring.
 - Board members discussed the merit and concurred in establishing a group for choosing the style and color of the LVT, before material is ordered.
 - Motion – Approve to up to \$7,000 for replacement of the clubhouse floor as quoted by Clemmons Carpet
 - Motion to Approve - Michael
 - Second – Steve
 - Approved 5/0
- Basketball Court Fence Repair – Parkview and Town Park.
 - Steve to obtain a quote to repair the fencing at the basketball court.
- Mail Kiosk Flyer Holders.
 - Steve proceeding with replacing the remaining holders.
- Joint board Holiday Meet and Greet
 - Michael will proceed and schedule a holiday get together, inviting all volunteers across all sub-associations
 - Proposed date is Friday December 8th.

Items on Hold for Future Improvements

- Chaise Lounge Chairs: order now or hold until spring
- Non-motorized boat access to the lake
- Floating Dock
- Pickleball Courts
- Splash pads

Management Reports

- Work Order Report
- Violation Report (see separate attached report)
- Hearings: all issues related to hearings resolved.

ARC Violations – Becky

- Detailed report provided in monthly meeting packet for board members to review.
- No questions or concerns were discussed.

Adjournment:

- Motion to adjourn - Michael
- Second - Mark
- Approved 5/0
- Meeting adjourned 07:30 pm