

**Board of Directors**

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

**Meeting Information**

Date: October 18, 2023  
 Time: 5:35 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	Tina Smith-Goins, Michelle Sousa – ARC
Steve Genaway	Vice President	Present	Angel Jackson – Communications
Chris Fowler	Treasurer	Present	Angel Jackson – SF Board
Chris Hundley	Director	Present	Chet Spsychalski - Townhomes
Mark Pfundstein	Director	Present	Becky Myers - Priestley Management

**Call to Order**

- 5:35 pm – call to order by Michael Bailess.

**Approval Of Minutes**

- Review and approval of meeting minutes:
  - August 2023
    - Motion to Approve – (Michael)
    - Second – Chris F.
    - Vote – Approved 5/0
  - September 2023
    - Motion to Approve – (Michael)
    - Second – Mark
    - Vote – Approved 5/0

**Treasurer Report**

- **Operating**
  - Cash ended: \$19,000
- **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,
    - Tree Removal (\$2,700) – Town Park removal, fungicide.
    - Geese Remediation (\$7,000) - Not budgeted.
    - Misc. Operating - +\$2,000 – No expenses to date.
    - General and Admin Expenses – (\$8,000) over budget due to Legal Expenses, Website, Social Activities.
    - Utilities – 2,500 under budget.
  - Net – (\$27,000) over budget for the month.
- **Reserve**
  - Cash ended \$231,000
  - \$6,000 under budget for year.
- Review and approval of Treasurer Report
  - Motion to Approve – Mark
  - Second – Michael
  - Vote – Approved 5/0

## Committee Reports

### ARC

- Committee members presented suggested clarifications and modifications to the Architectural/Landscape Guidelines set by the community covenants.
- The committee members asked for directional approval from the Master Board to pursue incorporating the suggested changes into the guidelines.
- The Master Board requested the Committee to complete a revised/draft version of the guidelines, on or before the next MB BOD meeting on Nov 18, 2023. That version should be the suitable for review, leading to final approval. Michael noted that he would like to have a finalized version ready for presentation on or before the 2024 Master Association annual meeting.
- Motion - Allow the ARC to consider and approve potential requests based on/before the revised guidelines presented to the Master Board on October 18, 2023, but before final ratifications and approval of guidelines.
  - Motion to Approve - Michael
  - Second - Steve
  - Approved 4/1

### Clubhouse

- Is the board interested in pursuing allowance for having educational events in the clubhouse?
- A decision needs to be reached to provide guidance for Diane before effort is spent drafting rental contract for those.

### Communications

- Presentation by Angel on the updated Kinderton Village community website, work completed, and next steps.
- Discussion by those present on suggested reorganization of page layouts, data grouping, and

### Playground

- Steve to provide Becky final color selection/choices to place equipment order for pool area playground.

### Social Events:

- Halloween Safety – Angel highlighted Single Family has hired a Davie County Sheriff Deputy to provide extra neighbor security coverage for Halloween. This is over and above our assigned community officer. Profits from the yard sale assisted paying that expense.

## Sub-Association Reports

### Single Family – Angel Jackson

- Request to Master Board to address parking issues and wrong way traffic patterns on Glenmore Ave.
- Master Board please investigate the possibility to install one-way signs at the entrance/exits on Glenmore.

### Carriage Homes – Chris Fowler

- No news to report.

### Townhomes - Chet Spychalski

- Wrought iron fencing being painted on all units, in the front and back.
- Repair/replacement of the two-story roof areas in the rear of units 186 – 190 Old Towne Drive.

### Condos: no representative present

- No news to report

### Quads: no representative present

- No news to report

### Charleston Townhomes: no representative present

- No news to report

## Topics

### On Going Business

- Code of Ethics.
  - Discussion deferred until next month.
- Blakley Mulch Quote for Oakwind playground \$2,600.00; JL Exteriors
  - Motion to Approve - Michael
  - Second - Steve
  - Approved 5/0
- Playground Update: status of ordering and invoice (not received for payment)
  - Steve to provide Becky final color selection/choices to place equipment order for pool area playground.
- Reserve Study Quotes: Reserve Advisors \$3,500; Criterium Giles \$4,400
  - Motion to proceed with revised reserve study, using Reserve Advisors for \$3,500.
  - Motion to Approve - Michael
  - Second - Mark
  - Approved 5/0
- Steve's request for pump room door replacement approximately \$1,000
  - Suggested replacement would be for a single in place of a double door.
  - Master Board provided guidance to pursue replacing double door for double door like/like, not a single.
  - Steve will obtain revised quote for double doors.
- Clubhouse repairs and part time maintenance
  - Discussion deferred until next month
- Tree replacements for trees removed Town Park (tree types; size; install location due to stumps)
  - Motion to replace removed tree in front of 222 Town Park for \$450.00; One 12'-14' maple tree
  - Motion to Approve - Michael
  - Second - Steve
  - Approved 5/0
- Junk complaints
  - Discussion of residence on Kilbourne Drive with a storage pod that has been present for an extended period.
  - Master Board to review/reply with guidance from Becky. Updated notification from PMC will be sent to owner.

### 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 - Steve
- Approved 5/0
- Meeting adjourned 8:01 pm