

**Kinderton Village Single Family
Board of Directors Meeting
Tuesday, September 27, 2022**

Minutes

Call to Order at: 6:15 PM

Present: Diane Pfundstein, Dean Warren, Paul Dixon

Cedar Management representative: Mark Tepsich

I. Electronic Vote Unanimously Approved Board Action Items

Approved Minutes of the SF Board Meeting – August 29, 2022

II. Financial (closed meeting) –

- A. Aged Accounts
 - 1. Paul to report
- B. Financials – Paul’s Summary
 - a. Liens on all owners with balances over \$500
- C. Open item(s) for discussion
 - a. Effective 11/01/22 moving from First Citizens Bank to Alliance Association Bank
- D. Violation collections
 - a. Collection on Sinks after vacating home.
 - i. Homeowner’s realtor has been notified of balance due.
 - ii. Lien placed on 09/15/22.
 - b. All homes with liens have stopped all payments to date.
 - i. Attorney handling ALL transactions
- E. Annual audit – timing and degree of audit to be determined (place holder for next year)
 - a. Cost to be determined for an audit for the past 5 years
 - b. Seek out impartial CPA / Accountant for types and costs.
 - c. Potential auditor: L Douglas Johnson (out of Greensboro)

III. Old Business (Open meeting)

- A. New meeting format:
 - a. 6:00 PM – 7:00 PM closed door meeting
 - b. 7:00 PM – 8:00 PM open door meeting for residents of KV to attend

- B. BR Town Council Agenda Meeting Notes
 - a. See Appendix C
- C. BR HOA President's meeting
 - a. See Appendix D
- D. Fencing by RISE
 - a. Fence complete
 - b. Boulders to be placed on either side to ensure impediment for vehicular traffic
- E. Signs – no update since last meeting (See Appendix E)
 - a. Stop signs to be moved back 4' in front of sidewalk crosswalks – according to BR, the cost is \$46K and will be split over 2 budget years
 - b. Painted white lines to be covered and repainted in June 2022, BR in charge, no action at this time
- F. Preparation for 2023 Single Family HOA voting.
 - a. In addition to in-person voting and paper proxies, Docusign will be used to allow residents this binding online convenience.
 - b. Need process to use Docusign within KV
- G. Effort to reduce speeding in neighborhood
 - a. Speed limit signage
 - b. Speed humps versus speed bumps
 - c. No response yet
- H. Homes Urban attempt to rezone property adjacent to KV
 - a. Rezoning was denied by Town Council on 09/13/22.
- I. Sidewalk repair (Chris to investigate alternative repair option – instead of shaving)
- J. Tree trimming (who will take responsibility for it)
 - a. Split \$6,000 cost between KV and BR.
 - b. Motion for \$2,000 commitment from SF Board to trim all public roadside trees (approved)
 - c. Seeking same commitment from MB and Town of BR

V. New Business

- A. KV get-together with Mayor Rick Cross during the week of October 10th. Discuss details.
- B. Monthly ARC / Pool / Clubhouse report to provide overview of issues / opportunities.
 - a. To begin in October (10/24/22) during closed-door session
 - b. Will be added to monthly agenda
- C. No parking signs are down at RISE access. Need to be placed back into position.

- D. Sail over playground to cool off equipment during Summer
- E. Trimming of trees throughout KV
- F. Motion to spend up to \$300 for Sheriff deputies on Halloween – approved

VI. Open Floor

- A. Reimbursement of funds from Rise for fence on emergency access?
- B. Ensure new budget includes sufficient funds for proper landscaping.
 - a. Need quote from Nick to take care of entire SF area.
- C. Ensure new budget includes sufficient funds for sidewalk repair.
- D. Neighborhood Watch: Not a patrol, but more awareness (e.g. lighting, trimmed shrubs, etc)

VII. **Adjournment:** 8:10 PM

Appendix A

Master Board Meeting Notes: 09/21/22

- New pool manager for 2023
- Trimming of trees throughout KV
 - Supplier to trim trees for \$6,000
 - Seeking \$2,000 commitment from SF, MB and Town of BR
- Help with new ARC guidelines
- Halloween costs borne by Single Family

Appendix B

BR Town Council Agenda Meeting (Tuesday, 09/27/22)

Attendees: (5) Melinda Szeliga, Curtis Capps, Mike Ernst, Rick Cross, Mike Brannon

Absent: (1) Heather Coleman

Proposed Action Items:

- > Consider an Order to close Peachtree Lane Ext (Winmock Road)
 - > Road will be private but publicly accessible
 - > Intended to be access to new apartments
 - > Approved

Items for Consideration:

- > Bermuda Run Tourism Development Authority (TDA) Appointments
 - > Between 4 and 7 members allowed (ex-officio do not vote)
 - Current Members
 - > Scott Wollaston (Twin City Soccer)
 - > Wayne Thomas (Winmock)
 - > Jeffery Woods (Hampton Inn)
 - > Andrew Meadwell (Town of BR - Ex-officio)
 - > Caroline Moser (Davie Chamber of Commerce - Ex-officio)
 - Requesting appointment
 - > Drew Stevens (RISE)
 - > Landon Lynch (Atrium Wake Forest Baptist Medical Center)
 - > Janice Karthanas (Hampton Inn)
 - > Dora Robertson (Town of BR)

Discussion Items:

- > Addresses required to be posted on homes (for emergency reasons)
- > NC DOT Baltimore Road / I-40 interchange
 - > Oct 3 -7 public hearing regarding 2024-2033 state transportation improvement program (not sure where)
- > No new local development projects
 - > Chic-Fil-A approved (ground breaking in December with completion in March)
- > Blue Heron Trail
 - > Hwy 158 pedestrian bridge to be installed this week
 - > I-40 pedestrian bridge has no date yet for opening
- > New water treatment facility progressing
 - > To be turned over to Davie County (to get out of utility business)
- > 801 / 158 project
 - > Working with Walgreens to obtain more right-of-way (project to begin Spring/Summer of 2023)
- > Revenue sources (1 year to allocate / 3 years to spend?)
 - > \$3.6 Million Federal funds (HUD grant) to Bermuda Run (for recreation and safety improvements within BR)
 - > \$1.8 Million State funds to Davie County - BR will receive some allocation of it (for waste water treatment plant)
 - > \$860K ARPA funds from Davie County (intended for Blue Heron Trail)

Appendix D

Bermuda Run HOA President's meeting (Tuesday, 09/20/22)

- A. Roundtable Discussion
 - a. No Rental policy being implemented throughout BR
 - b. Any rules must be in the CCR's (not the bylaws)
 - i. CCR's are disclosed at time of sale.
 - ii. Bylaws are not required to be disclosed
- B. New General Manager at BR Country Club, James Gelfand
 - a. Making improvements to club
 - b. Looking to pull in new members
 - i. KV a key market for membership
- C. House numbers required on homes for emergency identification
- D. Expanding attendance to two members from each HOA
 - a. One member to participate
 - b. One member to listen