

**Kinderton Village Single Family
Board of Directors Meeting
Wednesday, February 1, 2023**

Minutes

Call to Order at: 6:00

Present: Dean Warren, Paul Dixon. Chris Bryant

Cedar Management representative: Donna Beland-Frost

I. Approval of January minutes

- A. Approved Minutes of the SF Board Meeting – January 11, 2022

II. Financial (closed meeting) –

- A. Aged Accounts
 - 1. Paul to report
- B. Financials – Paul’s Summary
- C. Open item(s) for discussion
 - a. Review any issues regarding the move from First Citizens Bank to Alliance Association Bank
 - b. Violation collections
- D. 2023 Budget – to be presented at Annual meeting.
- E. Annual audit – timing and degree of audit to be determined (place holder for next year)
 - a. Board approval for 3-year audit
 - b. Awaiting estimates from two competing audit firms
- F. \$25,000 to be moved from Reserve account to 12-month CD earning no less than 4% APY – Approved by vote

III. Old Business (Open meeting)

- A. Junipers for Oakwind Drive
 - a. Meeting with Nick from JL Exterior Maintenance
 - b. Next month for cost and planting after approval of contract
- B. Prioritize / postpone neighborhood ideas: (See Appendix B)
 - a. ASSIGN DUTIES (location, cost, timing, etc)
 - b. Dog Park (Diane)
 - i. Mark to check on liability issue
 - ii. Fencing cost with Diane (need options)
 - iii. Determine best area (to review with MB)

- c. Tennis / Pickleball courts
 - d. Social gatherings / Picnic area (Kathie)
 - e. Community Garden
 - f. Safety Mitigations (Chris)
 - g. Online voting opportunity (Diane to investigate several 3rd party services)
 - h. Utilize technology / social media to reach out to KV residents to make SF HOA more transparent and accessible
- C. Fencing around Utility box
- a. Approved
 - b. Contact BR and water company to investigate ownership
- D. Signs – no update since last meeting
- 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 (need current status)
 - c. BR Comprehensive Plan to include this project. Plan to be publicized 1st quarter 2023.
- E. Preparation for 2023 Single Family HOA annual meeting.
- a. February 23rd, 7:00 PM at Hillsdale United Methodist Church
 - b. In addition to in-person voting and paper proxies, electronic voting is now active
- F. Effort to reduce speeding in neighborhood
- a. Speed limit signage
 - b. Speed humps versus speed bumps
 - i. Chris to meet with BR Planning Council regarding speed humps
- G. Sidewalk repair
- a. Chris' effort to raise sidewalk was successful.
 - i. Investigate cost and time to do rest of sidewalk
 - ii. Prioritize (from largest safety hazard to least hazardous)
- H. Sidewalk repair for Jean Harpe's property (spearheaded by Andrew Meadwell / Rick Cross) not yet done.
- I. No parking signs restored at access road to RISE
- J. Sail over playground to cool off equipment during Summer
- K. Neighborhood Watch: Not a patrol, but more awareness (e.g. lighting, trimmed shrubs, etc)
- a. Brian Cesoro (336-577-5262 / bcesoro@yahoo.com)

V. New Business

- A. Backup representative at Cedar Management Group

B.

VI. Open Floor

VII.

Adjournment:

7:38

Appendix A

Master Board Meeting Notes: 11/16/22

Appendix B

Kinderton Village Open Space Survey Results As Of 2/22/2022

68 Residence Responses - (67 Own - 1 Rental)

QUESTION: MOST BENEFICIAL TO KINDERTON VILLAGE RESIDENCE RESPONSES

#1 Picnic Area w/Shelter (34 Residences Selected Most Beneficial)

#2 Dog Park - (31 Residences Selected Most Beneficial)

#3 Park Shades (26 Residences Selected Most Beneficial)

#4 Fishing Pier (23 Residences Selected Most Beneficial)

#5 Tennis Courts (19 Residences Selected Most Beneficial)

#6 Community Garden (16 Residences Selected Most Beneficial)

#7 Splash Pad (15 Residences Selected Most Beneficial)

#8 Pickle Ball Courts (13 Residences Selected Most Beneficial)

Question: Would you be open to a HOA dues/fee increase for an open space improvement? (68 responses)

- 14.7% yes
- 48.5% Maybe
- 36.8% No

Appendix C

BR Town Council Meeting

Appendix D

Bermuda Run HOA President’s Meeting (11/15/22)

Appendix E

Kinderton Village Residents’ Questions: