

Single Family Board of Directors
 Charles "Chuck" Goins, President
 Stephen Genaway, Vice President
 Angel Jackson, Secretary
 Paul Dixon, Treasurer
 Michael Bailless, Member at Large



Meeting Information
 Date: March 27, 2023
 Time: 6:02 PM
 Location: KV Clubhouse
 Meeting Type: Regular Meeting

Minutes of the Kinderton Village Residential Homeowners Single Family Board of Directors

Board – Attendee Name	Title	Status	Guest Attendees
Charles "Chuck" Goins	President	Present	Mark Tepsich - Present/Virtual
Stephen Genaway	Vice President	Present - Virtual	
Angel Jackson	Secretary	Present	
Paul Dixon	Treasurer	Present	
Michael Bailless	Member at Large	Not Present	

Call to order by Chuck at 6:02 PM

Approval of minutes from 2/25/23:

Angel – Motion to approve meeting minutes from 2/25/23

Chuck – 2nd.

Approved: 4-0

February 2023 Treasurer Report Review – Paul Dixon:

Bank Account:

- Operating Cash \$61,344.50
- Reserve Cash \$100,119.55
- Total \$161,464.05

Budget:

- Revenue \$26,847.00
- Expenses \$20,424.50
- Variance vs. Budget \$951.00

Chuck – Motion to approve treasurer report.

Steve – 2nd

Approved: 4-0

OLD BUSINESS

Landscaping:

- Landscaping adjustments needed for Oak Wind Drive to help with water & pine needle runoff.
 - 880 Junipers shrubs are a possible option.
- Possible Fencing / Landscaping around the utility box (RISE Entrance) to make it more visually pleasing.
 - Chuck will evaluate the box to find out what utility is located in the box.
- Irrigation possibly needed on deeded Single Family Space near Glenmoor & Kilbourne
- Irrigation possibly needed on deeded Single Family Space on Corner of Kilborne between Town Park & Pendleton

Angel – Motion for the board to visit/evaluate all Single Family Open Space with special focus on Oak Wind Drive, Rise Entrance & two locations for irrigation before next meeting. Board will draft a landscape plan to submit to Mark so he can get 3 Landscape appraisals.

Chuck – 2nd

Approved: 4-0

OLD BUSINESS

Dog Park:

Chuck proposed a dog park possibly on MB property near Volley Ball Court. (Researched Tanglewoods liability, fencing and annual expenses for a dog park.) Chuck will present at the next Master Board for consideration.

NEW BUSINESS

- **Donation to Hillsdale Baptist Church:**

Chuck - Motion to give Hillsdale a \$100 donation for the use of the Church for the Single Family Annual Meeting
Steve – 2nd
Approved: 4-0

- **Recommendation for 2 appointees for the CCR task force per Josh Willard:
(1 Single Family Board Member & 1 interested single family resident)**

Chuck - Motion to appoint Angel as the representative from Single Family board to serve on the CCR task force. Angel will draft an email to be sent out to the single family residents this week to request interested residents that would want to serve as the appointee. Single family board will review and vote on one appointee.
Steve – 2nd
Approved: 4-0

- **Alleyway Republic trash pick up liability waiver:**

Board agreed we need additional information before signing the waiver. Chuck will contact Andrew Meadwell to find out more details.

- **Alliance Bank Autopay / Draft set up issues with emails:**

Mark stated that we should advise the SF home owner to contact the bank directly so they can put her on draft bypassing the online email process. Chuck will contact Dean to let him know

- **Safety issue on side of RISE gate. (Large hole on right side)**

- Board will visit the area to see if it is something we can add to areas that need to be fixed by landscaping.
- Need to find out who's property.

ADJOURNMENT:

Chuck - Motion to adjourn.

Paul - 2nd

Approved 4-0

Meeting adjourned – 8:04 pm.