

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: June 7, 2023
 Time: 6:01
 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	Present	

Call to order by Chuck at 6:01 PM

Approval of minutes from 5/11/23:

- Motion to approve meeting minutes from Angel Jackson
- 2nd Paul

Approved: 5-0

Approval of minutes from Single Family Annual Meeting 02/23/23

- Motion to approve meeting minutes from Angel Jackson
- 2nd Chuck

Approved: 5-0

April 2023 Treasurer Report Review – Paul Dixon:

Bank Account:

- Operating Cash \$101,360.78
- Reserve Cash \$101,161.38
- Total \$202,522.16

Budget:

- Revenue \$27,417
- Expenses \$22,213

- Angel Jackson Motion to approve treasurer report.
- 2nd Michael Bailless

Approved: 5-0

CD from Reserves

Paul Dixon researched CDs through OZK bank. June 1, 2023 they were at 7 months for 4.40% and 13 months for 5.20%.

- Michel Bailless: Motion to move \$25,000 from reserves into a CD
- 2nd Chuck Goins

Approved: 5-0

OLD BUSINESS

Landscaping:

Single family board will be looking into hiring a Landscape Architect to review our community and give an overall report of how to make our community look cohesive and give options for appropriate planting. Landscapers have reported that fall

is the best time to plant any plants, trees and grass. In conjunction with the reserve study we can plan out and budget the projects accordingly.

The Single Family Board made comments that weeding, edging needs to be addressed with landscapers in multiple areas. Also to remind them the lawn mower guards must be down when mowing in Kinderton Village.

Areas noted for need of beautification:

- Landscaping adjustments needed for Oak Wind Drive Berm to help with water & pine needle runoff.
- Possible Fencing / Landscaping around the utility box (RISE Entrance) to make it more visually pleasing.
Things to be cautious of to consider is Blocking Fire Hydrant
- Irrigation possibly needed on deeded Single Family Space near Glenmoor & Kilbourne
- Single Family Space on Corner of Kilbourne between & Pendleton. Across from 281 Kilbourne.
 - Irrigation possibly needed
 - Possibly a toddler playground.
- Junipers/Weeds next to 121 Kilbourne

Piping sticking out of ground across from 281 Kilbourne: Chuck contacted all utilities and Trent Adams. All contacted said it was not something noted as something they put in. Steve Geneway will attempt to cut the pole down and cap it on June 9, 2023. Steve knows of 2 other locations that he will fix also.

Alleyway Republic trash pick up liability waiver:

Andrew Meadwell explained to us that it is our public roads and it was up to us to sign. Researching more options if we don't sign the waiver that states Republics "Republic will not be held responsible for any damage caused by Republic to curbing, pavement, lawn or entrances that are part of the Kinderton SFA Alleys which are owned by the Kinderton Single Family Association."

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.

CCRs Task Force Review Update:

- A survey was created and sent out to Single Family Residents on May 4th. This survey was to gauge the thoughts of Single Family residents on their opinion on the reviewing of the current Declaration of Covenants, Conditions and Restrictions for Kinderton Village Residential Homeowners Master Association (CCR's). The survey was extended and redistributed on May 4th by email to Single Family residents and posted on social media.
- The Survey Results were distributed to all HOA Sub-Association Board Presidents and the Master Board on Monday May 15th. The results were the following out of 416 homes.

**THE RESULTS WERE FOR 54 RESIDENTS THAT FILLED OUT THE SURVEY.
13% OF THE SINGLE FAMILY COMMUNITY FILLED OUT THE SURVEY:**

13 VOTES - I feel the current CCRs need to be revised. I would approve lawyers to be hired using HOA reserve funds. (Note: Lawyers would be used to advise and finalize final CCR document revisions.)

27 VOTES - I feel I would like the current board to review the current CCR's and share any areas of possible concern and options of wording.

10 VOTES - I feel the current CCR's are serving their purpose and I would rather the boards use their time and my money on shared amenities.

4 VOTES - I feel the current CCRs are well written and no further review is required by the HOA boards at this time.

- The Task Force met on May 16th. Present were Angel Jackson (Single Family HOA Secretary), Josh Willard (Condo/Quads HOA President/Master Board Secretary, Chester Spychalski (Townhomes President) & Sam Sicheloff (Townhome Secretary). We discussed the results of the Single Family survey. Then we discussed our concerns on the participation in the Survey and if we should proceed any further. Chet would give a report to the Master Board.
- Master Board Meeting on May 17th. Chet Spychalski Explained based on the lack of community interest gathered from surveys and requests for volunteers, the task force made the recommendation not to continue the governing documents review. If they continued, they felt that it would be impossible to get the 70% vote needed to modify the governing documents.
- The Master Board decided that a special meeting of the Master Association will be called for this recommendation to be presented and to hold a vote to accept the recommendation. The meeting will be held June 22nd at the monthly Master Board Meeting..
- Single Family Board made a motion to have selected Chuck Goins to be at the special meeting
 - Motion by Angel to select Chuck Goins to vote at the Special Meeting
 - 2nd Michael Bailless**Approved: 5-0**
- The Single Family Board made the decision to oppose the recommendation. That we make a motion to look into amending the documents. To look at areas like capping rentals in the community and the Election process. In addition look at financials for making such amendments and getting legal advice.

Capital Reserve Study:

- Michael Bailless. Motion to approve a Capital Reserve Study to be done for \$2600
- 2nd Chuck Goins

Approved: 5-0

Sidewalk/Streets/Mail Kiosks/Trash Collection:

Angel Jackson, Chuck Goins & Steve Genway reported to board our meeting with Town of Bermuda Run Town Manager Andrew Meadwell on June 30th to find out the Schedule for maintenance.

- Sidewalks: Meadwell should have time frames of maintenance and budget beginning of July and is on their comprehensive plan. Angel asked for a copy when complete.
- Streets: Meadwell said any street repair will begin in 2025 due to scheduling.
- Mail Kiosks: No specific date of power washing yet but will be done in June.
- Trash Collection: Meadwell said the Renewal Contract for Republics will be in July.

NEW BUSINESS

ARC Nominations: The ARC 5 seats in the committee. 2 seats are currently open to join Tina Goins & Tony Krasienko. The Master Association forwarded us 3 candidates to be on the ARC to fill two seats. They are Chet Spychalski, Wes McIver & Matt Carr.

- Paul Dixon made the motion to select Chet Spychalski & Wes McIver
- 2nd Michael Bailless

Approved: 5-0

Paul Dixon will ask Matt Carr if he would be interested in being a part of a Landscape Committee or a Committee that will include a lot of construction aspects like new park construction.

Heavy Equipment Located at End of Parkview: Paul will contact Andrew Meadwell and see if they approved work to be done there.

Closed meeting ended and open Meeting began for Comments at 7:30:

Angel gave a quick update:

- Updated on what was discussed in today's meeting on June 7, 2023 as seen in Minutes above.
- At the Master Board meeting I asked Priestley Management about an email that was sent to the Single Family Homeowners on May 5th about a new app. They responded that this email was sent to Single Family homes by accident. I asked about them having an email list of Single Family homes. Becky from Priestley responded that everyone is registered on their systems for ARC, violations, pool access, etc.
- On May 24th we had to hire an exterminator to eliminate many fire ant hills on the Berm located on Oakwind Drive. They will have to repeat the treatment a few times.
- The Mayor at the Meet & Greet said the property that is in the back corner behind Oakwind Condos and Kilbourne homes does not belong to Davie County. They are working on changing the deeding to Kinderton Village. We are not sure yet if it will be deeded to Single Family or Master Board yet.
- There were 2 properties in Kinderton Village that were listed in the Davie County Gis as Null. They are now corrected with Davie County and listed as Kinderton Village Single Family. One property was off of Oak Wind Drive and one was a property located behind the homes of 278 and 283 Kilbourne near the Hillsdale Lake.

Angel gave an update on Community Communication:

- Volleyball season is starting up at our court. The Master Board has bought new volleyballs that can be checked out by the pool attendant. June 15th come out to play some organized volleyball at our Kinderton Court
- 4th of July Parade is on 7/4/23 at 3 PM. So come out and join the parade or wave to our participants as they go on by.. We have prizes for best decorated for the kids and for best decorated golf cart. Winners will be selected by our Smith Grove Fire Department. Treats and snacks will be served at the pool deck. There will be a sign up sheet for volunteers to help direct traffic and help hand out things please help if you can..
- I am working with Michael Bailless, the Master Board president, to find a new website hosting company. We researched and demoed one service that had wonderful tools for communication not just to the community but between boards and committees and clubs on the back end. We will be looking at one other company hopefully in the next week.

Residential Comments:

- Tina Goins: Tina expressed how she has witnessed the current Single Family board work hard in their short, 3 month term. From researching issues, to meeting with neighbors and the Town of Bermuda Run and neighboring HOAs, to obtaining quotes on neighborhood landscape beautification projects, new playground areas, organizing events, etc. All these things they do are posted in the minutes each month. She wants to encourage everyone to read the minutes to find out what all is being worked on prior to going door to door with petitions asking for things that are already in play. Also passed along the message from several residents asking that neighborhood issues be brought to the monthly meetings vs social media "petitions". Though many of these are not the view of the majority; it is being reported that home sales have been lost due to the online petitions and that hurts property values.
- Jim Fulghum: Jim Fulghum shared an 8 minute video presentation he created for his petition for landscape in Kinderton Phase 3A. Video showed his vision for landscaping along with detailed reasons why it is important to plant more trees and plants in this phase to be more cohesive throughout the community. Click link to view this video presentation
https://m9dzgk7.sharing.bublu.com/ui/landing_page?item_id=001-i-96093178-8a4d-42ca-8225-6b503e6caefe

- Lennie Ring: Lennie expressed no need for a petition to prompt action by either board. He shared the actions for beautification have been looked into since he was serving on the Single Family Board. He explained that they sought assistance from Mr & Mrs Akers to develop a plan to address the berm area and the property adjacent to 260 Kilbourne. He believes Mrs Akers is a Master Gardener, recognized by the Bermuda Run Garden Club. The Akers presented a plan for both areas to the SFB, with hand sketches, suggested plantings, and estimated costs. The plan was sent to the petitioner for his input. He rejected the proposed plantings on the berm area. Following this, the SFB asked him to form and head a committee to prepare a more acceptable plan, but he declined this request. Lennie explained also that planting vegetation between the street and sidewalk is probably a non-starter as it lies within the right of way of the street. The Town, controller of, if not the owner of this area, does not want planting in this area. In 2010 when they moved into their home the ARC required a tree be planted in front of each home, between sidewalk and street. Lennie explained when we were annexed the streets became the property of the Town of Bermuda Run. The Town then required the HOA/ARC to remove that stipulation to reduce damage caused to the sidewalks. The town requested that all trees on Kilbourne, already planted, be removed. The homeowners on Kilbourne agreed with the town with the stipulation that all other trees growing in a like area, within Kinderton Village be removed. The removal request was never honored because everyone wanted the trees on Old Towne and Town Park to remain in place.
- Cathy Ring: Cathy complimented the Single Family board for everything they have done so far. She commented that the parking on the streets without curbs is a real problem. It's a safety concern. Cars park in a way that traffic can barely pass. People park where there would not be enough room for emergency vehicles to pass and that's a real problem. She also, expressed a concern about inoperable vehicles with expired tags and flat tires parked on our streets.
- Charles Akers: Expressed his dissatisfaction that Republics Services will not pick up trash from alleyway "A" & "D". He thanked Chuck for his cooperation and efforts with the Town of Bermuda Run. That we continue to pursue the change! He encouraged the board to look into changes in policies to control rentals in Kinderton Village Charles emphasized the need for trimming of trees. And the responsibilities of the MB as stated in Article 6 (i) of the CCRs. "...the care and maintenance of the landscaping of the General Common Areas shall be a common expense and the responsibility of the Master Association." He also expressed to the board that we should utilize Cedar Management company for more things, so the Board does not burn out.
- Troye Cooper: Troye complimented Jim Fulghum in his hard work and vision and would support him in any way he could. He felt having a comprehensive plan like the Town of Bermuda Run would help the community know what the boards are working on and the time frame they will be done.

ADJOURNMENT:

- Angel motion to adjourn.

- 2nd Chuck

Approved 5-0

Meeting adjourned – 8:51

Angel Jackson – Secretary Kinderton Village Residential Homeowners Single Family Board of Directors