

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



Meeting Information
Date: July 6, 2023
Time: 6:04
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 (Cedar) - Present/Virtual
Stephen Genaway	Vice President	Present	Rachael Ross (Cedar) - Present/Virtual
Angel Jackson	Secretary	Present	
Paul Dixon	Treasurer	Present - Virtual	
Michael Bailess	Member at Large	Present	

Call to order by Chuck at 6:04 PM

Approval of minutes from 6/7/23:

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

Approved: 5-0

FINANCIALS

May 2023 Treasurer Report Review – Paul Dixon:

Bank Account:

- Operating Cash \$109,929.10
- Reserve Cash \$100,182.65
- Total \$210,111.75

Budget:

- Revenue \$27,637
- Expenses \$19,610

- Michael Bailess: Motion to approve the May treasurer report as is..
- 2nd Chuck Goins

Approved: 5-0

CD from Reserve:

Paul explained that the CD changes every week. Interest rate is at around 5% on CD. We need to bring minutes signed by board members and need two board representatives on the signature card. Cedar will need to cut a check for \$25,000 written out to Kinderton Village Single Family

- Michael Bailess: Motion that President Chuck Goins and Treasure Paul Dixon sign for a CD for \$25,000 to the Bank of OZK. This will be a 7 month CD for approximately 5% interest rate.

- 2nd Chuck Goins

Approved: 5-0

- Michael Bailess: Motion to move \$25,000 from reserves into a CD for 7 months with OZK for \$25,000 with an approximate interest rate of 5%.

- 2nd Chuck Goins

Approved: 5-0

Late Fee:

Unit on North Forke Drive had a check that didn't clear. Made account current when they found out and asked to waive \$10 late fee.

- Chuck Goins: Motion to waive the \$10 late fee on North Forke Drive
- 2nd Michael Bailess

Approved: 5-0

Reserve Study:

Chuck Goins signed the paper work for the reserve study about 2 weeks ago. Cedar (Mark Tepich) said they received the info and said they would reach out to us to start collecting information for the report. He would reach out to them this week to find out their status. Mark said the complete study would take 5 to 8 weeks.

2 Units Missing From Cedar List of Units:

Discussed 2 units that Cedar did not have information on to collect dues. They have no account of the Eastwood homes being sold and gave an example that if they were cash homes there would be no record. Cedar explained the mortgage companies usually gather the information for HOA dues at time of closing. The single family board would like Cedar to research more. Due to the fact that it was not the unit's fault that there were things not processed properly.

OLD BUSINESS

Piping sticking out of the ground in 2 locations: Steve Geneway cut the pole down and capped them.

Irrigation on Single Family Lots: Steve Geneway went to Lockhart first and they could not do it. He then asked James Blakely. Bella is there irrigation and Steve met with their head also named Nick and looked at each site and explained we are doing it in a 2 step process on the lots. We know these lots need some kind of irrigation. They came back with, that it would be cheaper for us to go through the county than them. County would probably be \$1700 a meter. When we do that make sure it is 1/4" line. Waiting on Nick to give us quotes on the irrigation portion for 3 lots on along Kilbourne

Steve made the recommendation that no matter what we do on those lots we will need irrigation. That we mine as well get the meters put in because we don't know how long that process will take. The total of 3 irrigations would be \$5300. This would be the 3 Single Family Lots along Kilbourn.

Irrigation on Bern was questioned for berm and what has been done since the last meeting. Pine straw was laid temporarily to get through summer till we got a plan for that area. They were laid down to make it look better and help with erosion. The landscapers were requested to clean the 2 storm drains when they are doing their work to help keep the drains clear. Discussed that we are planning on adding some kind of planting to the berm another meter needs to be at this location also.

Steve Geneway is going to go to the town to get actual prices on the water meter.

- Chuck Goins: Motion to move that we approve the Irrigation project to get started. That we approve the amount up to \$7000 for the installation of water valves.
- 2nd Michael Bailess

Approved: 5-0

Junipers/Weeds next to 121 Kilbourne:

Steve Geneway gave an update on the area. He contacted Lennie Ring, a homeowner near that area and former board member. He talked to him about the possibility of taking that area out because it was overgrown because of the way the weeds are growing there. The Ring's are pretty concerned because they have major water issues in their backyard. They forward pictures of their concern to Steve and explain to Angel that it was created by the builder to help with the water. Steve is going to visit that area the next time it rains to see how the water is flowing to evaluate it more.

Landscape Designer:

Angel asked the Bermuda Run Vision Fund Committee who they have used and they used Miller but was told they are really backed up and they suggested Blakely. Steve Geneway is reaching out to people so we can hopefully start something after irrigation is in place and set up phases according to the reserve study and budget.

Boulders on Glenmoor:

Paul Dixon asked about moving the rock. Michael Bailess said Andrew Meadwell (Bermuda Run Town Manager) explained the Town put them there to keep the Garbage trucks from going over the curbs. If we remove them they will put them back. We will have to find some landscaping to make it look nice or some other option.

Child Park on Kilbourne across from 273 Kilbourne:

Viewed Lifetime Adventure Castle Playset playground for 3 to 12 year old with a cost of \$1998. Discussed that we also add a bench, mulch and a border. Board Volunteers will complete installation. Steve will measure and line paint area to verify placement and size. Angel will create a survey when she returns from vacation for properties surrounding the playground location.

– Michael Bailess: Motion in contingent on a survey of the surrounding residents. As long as it's not an up roar. That we approve \$10,000 in the creation of a toddler playground. Lot adjacent to 273 Kilbourne.

– 2nd Chuck Goins

Approved: 5-0

NEW BUSINESS

Unregistered Vehicles:

There have been reports of vehicles with no state registration stickers on vehicles in our neighborhood. Some vehicles have been out of date for years. We will need to ask Priestly at the next Master Board Meeting during their inspections to look for these types of vehicles and to notify the homeowners that they will need to register their vehicle or remove their vehicle from the street.

Glenmoor Parking Struggle:

Angel gave the suggestion of asking the Town to paint parking lines on the area that is meant for parking on the side that has the cut out. So it is more of a visual to people that is where they are supposed to park. Michael brought it to our attention that Glenmoor on Google maps shows those roads as one way. Possibly painting arrows on the road may help. Angel will schedule a meeting with Andrew Meadwell (Town Manager) and see if painting the parking lines can be painted.

Stop Sign on Pendleton & Kilbourne:

Resident request for a 3 way stop sign on Pendleton. Cars are coming through there pretty fast. Angel will ask Andrew Meadwell (Town Manager) what we would need to do to make that possible.

Guard Rail on Parkview:

The town received a report that there was dumping happening at the end of Parkview. They made the decision to put a metal Guard Rail along the end of the road to deter it. The town did not notify Kinderton Village of this decision prior to putting up the barrier. We have a residential complaint that it is an eye sore and he would like it taken down.

RESIDENTIAL COMMENTS

Angel gave an update on the above meeting and Community Communication:

- Organized Volleyball games during the summer are every Tuesday and Thursday at 6:30 at the Kinderton Volleyball Court . Volleyballs can be checked out by the pool attendant.
- 4th of July Parade was amazing this year. I was so happy to see so many neighbors enjoying time together at the parade, rock painting, pool & games. It looked to be a great day for all.

- The Master Board gave approval on moving forward with a new website host called HOA-Sites. This new site platform will bring better communication throughout the whole community and between the boards/committees. It has Survey, Voting, Ticketing and Form capability. August I will work with all sub-associations to get the layout and items we would like to see in our menus and pages. Then once all in agreement we will work with HOA-Sites to build the new website. Time frame to be determined but hoping for september. The domaine name would remain the same at KindertonVillage.org
- The Master Board will be replacing the Pool Playground hopefully this fall.. Playground options were presented at the 4th of July cookout. In a couple weeks I will create a digital version of the options to send out to the whole community since not all had the opportunity to go to the cookout.
- If you have ARC requests they still will be submitted to Priestley Management. The current volunteer committee that will help you with your ARC requests are Tina Smith-Goins (ARC Chair), Michelle Sousa, Tony Kransienko, and newly selected Wes Mclver & Chester Spychalski.

Residential Comments:

- Charles Acres - Was not able to attend the Single Family Board meeting. He asked if someone would read his concerns on Master Board Tree Trimming Resolution (2023-01) Concerns, Single Family Home Rentals Being Capped, and Trash collection in Alleyways "A" and "D". Charles Acres detailed concerns attached
- Greg Morris - Shared that he was not happy with the steel structure that was put up at the end of Parkview in front of his home. He would like that structure removed. He is willing to talk to whoever to come up with an alternate structure. Like trees or something in that nature. He is willing to foot the bill for trees and work with the HOA to come up with something everyone could be happy with. Requesting help to have it removed.
- Lennie Ring - Shared an option to help with a better way to utilize the Clubhouse by a rewrite of the CCRs. Lennie Ring's detailed idea is attached.
- Cathy Ring - Urged the community to attend the Bermuda Run Town Council Meeting. The Town will be voting on a proposed development of 508 units (365 Apartments and 152 townhomes) that will have an exit onto Yadkin Valley Rd. across from Kinderton between 207 and 233 Yadkin Valley Rd. The developers requests an exception (referred to as a 10/70 request) that would allow them to build parking lots and buildings on up to 70% of the 57 acre tract. Because we live in a protected watershed area, a developer would not be allowed to put down that high a percentage of building/parking lot on property without a special exception from the Town Council. They are also requesting to get an annexation into the Town of Bermuda Run. If you have any concerns you should attend the Town Council meetings where you can express concerns on traffic, any issues to the watershed and annexation.
- Jim Fulghum - Expressed that he went to the town and asked about planting around the RISE area and they said planting can be done. That some areas the county will need contacted to find out what are clearance requirements and Andrew requests a landscaping plan be presented for approval. Jim shared that he thought a reduction in HOA dues from the Master Board should be asked for. Wanted to know the status of the committee to amend the CCRs & ByLaws? noting a Cap on Single Family Rentals is needed. Jim Fulghum's detailed concerns attached.
- Ron Stefnick - Ron shared his concerns that there are many homes in Kinderton Village that are not concealing their trash cans. Was asking if this was something that the Management Companies will enforce since it is one of our rules. Ron questioned using driveways for exposed trailers on a regular basis permitted in the rules and if something could be done about it. He also questioned if renters are given the Kinderton Village Rules and Regulations and if the renter companies are not giving to the residents could the Single Family give those properties the Rules and Regulations directly?

ADJOURNMENT:

- Chuck Goins motion to adjourn at 8:12.
- 2nd Angel Jackson

Approved: 5-0

Discussion topics for the Single Family meeting on July 6, 2023

TREE TRIMMING

After reviewing the CCRs, Bylaws and the Kinderton Village Residential Master Homeowners Association Resolution 2023-01: Maintenance of Common Area Trees, I believe the resolution is neither legal nor enforceable. The resolution in fact states the space between the sidewalks and the street curbs are in fact General Common Areas. As a result, I recommend the Single Family Board request the Master Board to rescind the resolution and comply with the CCRS and include the management trees in their General Common Areas plans and budget.

Applicable CCRs includes Article V, Section 1(a) of the CCRs which states “Annual Assessments or charges for the creation and continuation of a maintenance fund as established by the board.”; Article VI, Section 1 (i) which states in part “the care and maintenance of the landscaping of the General Common Areas **shall** be a common expense and the responsibility of the Master Association.”; and Article IX, Section 3. Procedure for Certification and Recordation of Amendment, which states “Any instrument amending these covenants, conditions and restrictions (other than an amendment by the Declarant) shall be delivered, following approval by the Members, to the Board of Directors of the Master Association.”

In addition to above mentioned legalities, there are several reasons why the Master Board should manage the tree trimming. Here are a few:

Aesthetics: Well-maintained trees contribute to the overall beauty and attractiveness of a community. By managing tree trimming in common areas, the HOA can ensure that the trees are properly pruned, shaped, and maintained, enhancing the overall visual appeal of the neighborhood.

Safety: Overgrown or damaged trees can pose safety hazards, especially during storms or high winds. Branches that hang over walkways, roads, or buildings can become a liability if they break and cause property damage or personal injury. By overseeing tree trimming, the HOA can mitigate these risks and ensure the safety of residents and their property.

Property Values: The condition and appearance of common areas can have a significant impact on property values within a community. Well-maintained trees can enhance the curb appeal and desirability of the neighborhood, thereby positively influencing property values for all homeowners. Regular tree trimming by the HOA demonstrates a commitment to maintaining and improving the community's overall value.

Consistency: By managing tree trimming in common areas, the HOA can establish consistent standards for tree maintenance throughout the community. This helps maintain a cohesive look and ensures that all residents are subject to the same guidelines and regulations. Consistency

also helps prevent individual homeowners from neglecting tree maintenance, which can create an imbalanced and unkempt appearance.

Environmental Stewardship: Trees provide numerous environmental benefits, including improving air quality, reducing noise pollution, and providing shade and cooling effects. By managing tree trimming in common areas, the HOA can implement sustainable practices that promote the health and vitality of the trees while minimizing negative impacts on the environment.

In summary, the MB management of tree trimming in common areas ensures aesthetic appeal, safety, consistent standards, enhanced property values, and environmental stewardship. These reasons collectively support the notion that MB should actively oversee and manage the maintenance of trees in shared spaces.

RENTAL OF HOUSING

Recommend the Single Family utilize the expertise and function of Cedar management to present a proposal for controlling the number of and procedures for rental properties in KV. The SF board has a full plate of actions to resolve. By utilizing Cedar Management, this could be completed quickly, efficiently, and legally.

TRASH COLLECTION IN ALLEYWAYS "A" AND "D"

As briefly discussed with Chuck on Monday night, I have briefed Mayor Cross on the situation and he sent me an email requesting Andrew to find a way to resolve this situation. Hopefully I will meet with him within the week.

Thank you for your time and your service to Kinderton Village. Please include this in the open part of the meeting as well as in the SF minutes.

Thank you,
Charles Akers

July 6, 2023

The club house is very much under-utilized. The attempt to schedule a community activity has recently been opposed because of the wording in the rental agreement and/or CCR's which prohibit a profit being made.

I request that the Single Family Board propose a rewrite of the rental agreement to the Master Board.

To bring the document and activity into compliance with the CCR's it could be rewritten as follows:

1. The Master Board must approve the event.
2. The event must be available to all members of Kinderton Village, up to maximum capacity of the Club House.
3. The event must be sponsored by one or more residents in good standing with their respective sub-associations.
4. The sponsor is responsible for securing a qualified person to lead the event.
 - a. The sponsor or sponsors are responsible for any payment necessary to the leader of the activity.
 - b. Leadership of the event must be first sought from residents of Kinderton Village. The leadership may be free or paid.
 - c. If no resident of Kinderton Village wishes to lead the group the sponsor or sponsors may seek outside leadership,
5. If payment becomes necessary to secure leadership, it is the responsibility of the sponsor or sponsors to pay for the leadership.
6. Sponsor or sponsors may request a suggested donation from anyone attending the event to defray the cost of the event, although no resident in good standing may be denied the right to participate.
7. If donations are insufficient to cover the costs the sponsor or sponsors have committed to the event, it remains their responsibility to pay the difference.
8. If donations exceed the cost of the leader the excess must be donated to a fund established to fund future events.
9. As this would be an open community event, I believe that the Master Board should waiver the rental fee, at least for the first event.

With these revisions to the agreement I believe that the activity would fit inside any of our CCR's.

1. No business is being conducted on or in Kinderton Village.
2. Each attendee could be considered a co-sponsor.
3. No profit is being made by any individual. It becomes quite similar to any of one of us or group of us contracting with a lawn service.
4. Revision to the Rental agreement should be able to be modified without change or conflict with the CCR's.

This is simply offered as one suggestion for review. Final rewrite may be need from legal council.

Lennie Ring

125 Kilbourne Drive

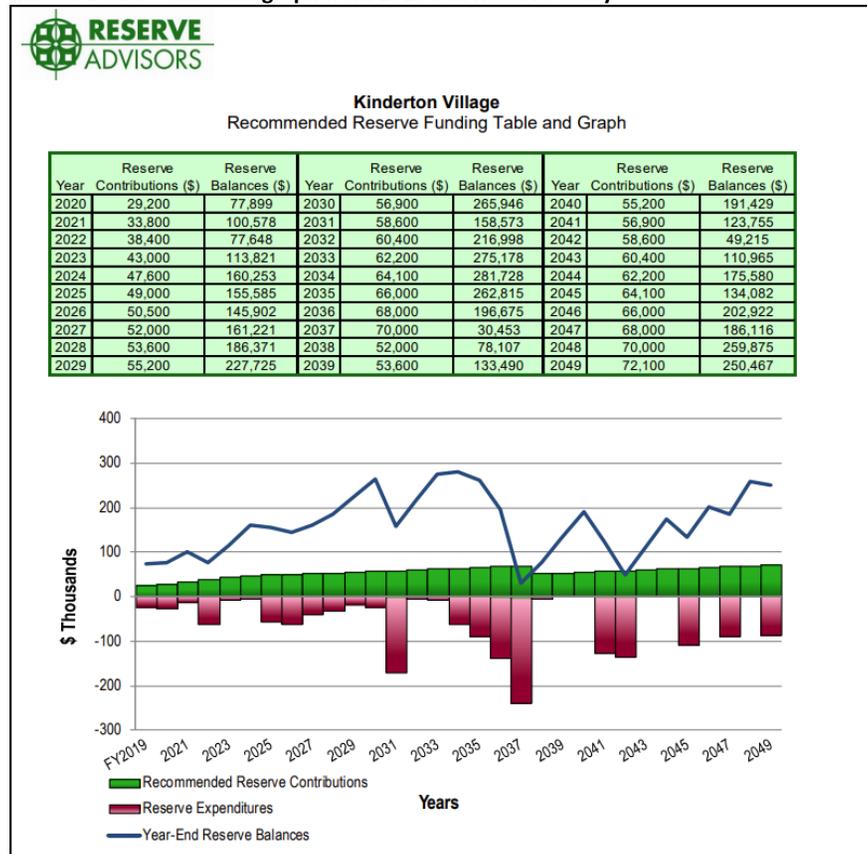
Landscaping

I spoke with Town manager, Andrew Meadwell, regarding input on landscaping for the Rise emergency access area, he replied the town's okay with planting shrubs and trees on this side of the Rise complex. If a screen is to be put up around the BIG silver box, then county will need contacted to find out what are clearance requirements. Andrew requests a landscaping plan be presented for approval.

Request for a reduction of Monthly Single Family Association Funds distributed to Master Board

After reviewing the 2019 MB reserve study report date January 8th, 2019 and history of Master Board reserve funds reported in the Master Board meeting minutes 2/18/2018 thru 5/14/2022 it appears Master Board reserve funds are much ahead of goals set by Reserve Advisors. See Table and Graphs below illustrating the goals and the current trends. I ask my Single-Family Board representee to the Master Board, Angle Jackson, to request a decrease in the amount of Single Family HOA fees distributed to the Master Board each month from the Single Family association. I ask for a short and quick study to be performed by the Master Board with a goal of a \$5 reduction be made of the monthly distribution per Single Family owner. Example if 416 Single Family owners then $416 \times \$5 = \$2,080$ per month reduction with a yearly reduction of \$24,960 as the numbers presented below indicate this is a possibility.

Master Board - table and graph from 2019 Full Reserve Study



RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Kinderton Village Residential
Homeowners Master Association, Inc.

Advance, North Carolina	Individual Reserve Budgets & Cash Flows for the Next 30 Years															
	FY2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Reserves at Beginning of Year (Note 1)	70,844	73,176	77,899	100,578	77,648	113,821	160,253	155,585	145,902	161,221	186,371	227,725	265,946	158,573	216,998	275,178
Total Recommended Reserve Contributions (Note 2)	24,570	29,200	33,800	38,400	43,000	47,600	49,000	50,500	52,000	53,600	55,200	56,900	58,600	60,400	62,200	64,100
Plus Estimated Interest Earned, During Year (Note 3)	1,214	1,273	1,504	1,502	1,614	2,310	2,662	2,541	2,589	2,930	3,490	4,161	3,578	3,165	4,148	4,694
Less Anticipated Expenditures, By Year	(23,452)	(25,750)	(12,625)	(62,832)	(8,441)	(3,478)	(56,330)	(62,724)	(39,270)	(31,380)	(17,336)	(22,840)	(169,551)	(5,140)	(8,168)	(62,244)
Anticipated Reserves at Year End	\$73,176	\$77,899	\$100,578	\$77,648	\$113,821	\$160,253	\$155,585	\$145,902	\$161,221	\$186,371	\$227,725	\$265,946	\$158,573	\$216,998	\$275,178	\$281,728

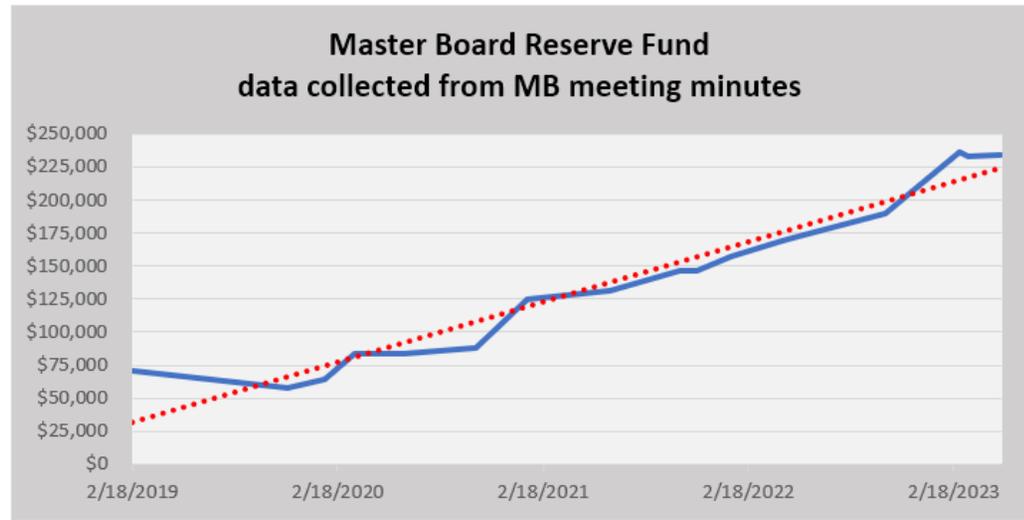
(continued)

	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
Reserves at Beginning of Year	281,728	262,815	196,675	30,453	78,107	133,490	191,429	123,755	49,215	110,965	175,580	134,082	202,922	186,116	259,875	
Total Recommended Reserve Contributions	66,000	68,000	70,000	52,000	53,600	55,200	56,900	58,600	60,400	62,200	64,100	66,000	68,000	70,000	72,100	
Plus Estimated Interest Earned, During Year	4,590	3,873	1,914	915	1,783	2,739	2,656	1,458	1,350	2,415	2,610	2,840	3,279	3,759	4,301	
Less Anticipated Expenditures, By Year	(89,503)	(138,013)	(238,136)	(5,261)	0	0	(127,230)	(134,598)	0	0	(108,208)	0	(88,085)	0	(85,809)	
Anticipated Reserves at Year End	\$262,815	\$196,675	\$30,453	\$78,107	\$133,490	\$191,429	\$123,755	\$49,215	\$110,965	\$175,580	\$134,082	\$202,922	\$186,116	\$259,875	\$250,467	

(NOTE 5)

(NOTE 4)

Date	Amt in Reserves	Comment in Meeting Minutes
2/18/2019	\$70,843	
11/21/2019	\$57,763	
1/25/2020	\$63,912	
3/18/2020	\$83,229	
6/17/2020	\$84,049	
10/21/2020	\$88,173	
1/20/2021	\$124,343	Reserve Acct. - \$31K positive variance
6/16/2021	\$131,000	
10/20/2021	\$146,000	
11/17/2021	\$146,000	
1/19/2022	\$156,977	
4/20/2022	\$168,816	
5/18/2022	\$172,000	
10/19/2022	\$190,000	
2/28/2023	\$236,241	
3/15/2023	\$233,000	
5/14/2023	\$234,000	



Amendments to CCRs and By-Laws

What is status of the special committee to have amendments created of CCRs & By-laws?

- Cap needed on Single Family rental properties

I respectfully ask this attachment be posted to today's (7/6/2023) Single Family Board meeting for all Single Family owners to see.