

Board of Directors

Michael Bailess, President
 Steve Genaway, Vice-President
 Josh Willard, Secretary
 Chris Fowler, Treasurer
 Mark Pfundstein, Member at Large

**Meeting Information**

Date: June 22, 2023
 Time: 6:00 pm
 Location: Bermuda Run Clubhouse
 Meeting Type: Monthly

**Minutes of the
 Kinderton Village Residential Homeowners Master Association Board of Directors**

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailess	President	Present	Chet Spychalski Townhomes Rep
Steve Genaway	Vice-President	Present	
Josh Willard	Secretary	Via Zoom(arrived mid meeting at clubhouse)	
Chris Fowler	Treasurer/Carriage	Present	Becky Myers – Priestly (Via Zoom)
Mark Pfundstein	Member at Large	Present	

Call to Order

- 6:11 pm – call to order by Michael Bailess.

Approval of Minutes

- Review and approval of meeting minutes from meeting of May 17, 2023 with the addition of a May 30th online approval moving \$25,000 Reserve Funds into a CD at Pinnacle and June 4th online approval for new fans at pool.

Treasurer Report

- Operating cash \$44,000.
- Reserve cash \$239,000.
- YTD Operating Net - \$6,000 over budget, General and Admin Expenses \$8,400 over budget due to legal expenses.
- YE Reserve Expenses/Income - \$30,000 under budget due to no expenses.
- All checks and bank statements look good.
- Motion to Approve Treasurer’s Report – Stephen motioned, Second – Michael.
Approved: 5-0
- There was a request for electricity invoices for the clubhouse.
- Discussion regarding July 4th parade. Chris Fowler motioned to cover up to \$100 of expenses or provide the donation to the Fire Department; Michael Bailess seconded, all in favor.
- Discussion regarding website replacement – Mark motioned to accept recommendation of HOA-Sites and proceed with implementation, Michael seconded, all in favor.

SUB-ASSOCIATION REPORTS**Single Family –**

- Nothing to report.

Townhomes: Chet Spychalski

- Nothing to report.

Carriage Homes – Chris Fowler

- Cost of insurance doubled; to meet and determine what to do.

Condos:

- Nothing to report.

Quads:

- Nothing to report.

Charleston Townhomes:

- Nothing to report.
- Discussion regarding playground replacement at pool.
- Clubhouse – Cleaning company can provide emergency service. Pool furniture discussion. Michael Bailess motioned to allow D. Pfundstein to purchase umbrella and base up to \$100; Josh Willard seconded, all approved.
- Pool rental discussion.
- Becky Myers to review the pool chemical probes. Steve Geneway motion to replace chemical probes as the lifetime is short; Chris Fowler seconded, all approved.

Adjournment

- Chris – Motion to adjourn at 8:30
 - Michale – 2nd
 - Approved: 5-0

Chris Fowler. – Fill in Secretary
Kinderton Village Residential Homeowners Master Association Board of Directors