

Minutes for Annual Kinderton Village SF HOA

Location: Hillsdale Baptist Church, 4815 US Hwy 158, Advance, NC 27006

Date: 03/07/22

Start time (Call to order): 7:04 PM

End time (Adjourned): 8:02 PM

Quorum: Confirmed with a combined count of 113 proxies and in person attendance.

OPENING COMMENTS

- Introduction of HOA board members
- Motion to dispense of reading of 2021 minutes - approved

FINANCIALS

- Operating budget \$329,220 for 2022
 - 55% goes to Master Assoc
 - 22.8% for repaving of alleyways
 - 9.5% landscaping
 - 5% management services
 - Balance: Security, meeting expenses, holiday expenses, legal, general expenses
- Firm financial footing
- Draft to pay Master Board at first of every month
- Enough surplus to cover landscaping expenses
- Potential additional expense for 2022 paving due to oil costs rising

COMMENTS

- Paving committee
 - Timeline for paving completion this year. Next round mid 2030's.
- Transfer plans to new board
- Landscaping – delayed due to unknown costs for paving
- RISE emergency access – weekly updates from Lee Rollings (pricing and planning for curbing)
- Blue Heron Trail discussion (no real details)
- Risk assessment for playgrounds by Master Board. End of useful life for playground by pool.
 - Socialization of ideas for new playground.
- Bermuda Run Patrolman: Officer Zach Williams
 - Direct: (336) 817-6444
 - Non-emergency: (336) 751-0896

NEW BUSINESS

- None

ELECTIONS

- No floor nominations for Single Family board election
- New Board members
 - Thomas Lofton
 - Diane Pfundstein

QUESTIONS

- Is money currently earmarked for paving going to be earmarked for anything else in the future?
 - No.
- Anything to control speeding to get to RISE?
 - No
- Possible fence but would be directed by Bermuda Run
- Motion by Bruce Schwartz, and second by Jim Fulgram to modify CCR and/or bylaws to allow quorum through electronic means (Zoom, Vine, etc) rather than in-person
 - Motion carried unanimously