

**Kinderton Village Single Family
Board of Directors Meeting
Wednesday, February 23, 2023**

Minutes

Call to Order at: 7:37

Present: Dean Warren (Single Family President), Chris Bryant (Member at Large)

Not Present: Paul Dixon (Treasure) Out of Country

Cedar Management Representative: Mark Tepich

1. Quorum was met for the 2023 Single Family election:

- Nominees: Michael Bailess, Lyn Cole, Troye Cooper, Stephen Genaway, Chuck Goins, Angel Jackson, Tony Krasienko & Dean Warren.
- Ballots being counted by Cedar Management

2. Accomplishments 2022:

- The Apartment Rezoning behind Lowes was stopped by the help of the entire neighborhood. This was a great achievement by all.
- RISE Emergency Access was completed by the Town of Bermuda Run. The access is for emergency traffic only and is gated. The access road was completed with lattice pavers.
- The 2021 – 2022 Alleyway Paving was completed. As shown on budget we went over budget on paving because of increased costs of asphalt and labor. Streets and curbs are maintained and repaired by the Town of Bermuda Run
- Tree Trimming along roads was completed. The Town of Bermuda paid for this service this year.
- Side Walks are continuously being raised by tree roots and becoming a tripping hazard. Side walk repair is the Town of Bermuda Run's responsibility. We have talked to the town and they are including it in their Bermuda Run Comprehensive plan.
- The Board brought to the towns attention that our stop signs are not in the right position. The crossing walk is in the wrong location. The crosswalk should be after the stop sign not before to allow for vehicles to stop for pedestrians crossing. We requested to be included in the Bermuda Run comprehensive plan to move stop signs & paint lines for crosswalk.
- Single Family meetings started hold their meeting to be open to allow for the community comments.
- Mayor Meet & Greets with Kinderton Village quarterly. This allows for the Mayor to let our community know what is going on in the neighborhood and for Kinderton Village to ask questions.
- Electronic Voting started. A Law was passed in the State of NC to allow electronic voting. We checked with an attorney to make sure the use of electronic use was ok. They said as long as our CCRs do not state that electronic voting is not allowed it can be used by law.
- Board is will start working with Town and the Bermuda Run Country Club to help with more cohesiveness between both communities on either side of the highway. Both Dean Warren and Angel Jackson (Kinderton Village Communication Assistant) have met with the Bermuda Run Country Club to start coming up with ideas.
- Board Presidents have started meeting from all HOAs throughout all of Bermuda Run. This to help with bouncing ideas of each other and to help with the overall unity over the Town of Bermuda Run.

3. Dean Warren asked I there were any nominations from the floor for the 2023 Single Family election? No nominations were made.

4. Election Voting Challenged: Motioned by Lennie Ring and Second by Jeff Hinkle. (Lennie requested to take the floor for 3 minutes.

- Lennie Ring states that in North Carolina Nonprofit Corporation Act Law Chapter 55A1-70 Electronic transactions. HOUSE BILL 320 RATIFIED BILL § 55A-7-08. Action Member action by written ballot or electronic voting without a meeting(c) All written ballots or solicitations for votes by written ballot, all electronic ballots or solicitations for votes by electronic ballot, and all electronic voting notices shall indicate the time by which a written or electronic ballot shall be received by the corporation or by which electronic votes shall be cast in order to be counted. The deadline for the return of written ballots and electronic ballots and for the casting of electronic votes on any proposed action shall be identical.
- According to Cedar Management website Chris Gelwicks from The McIntosh Law Firm. He explains this Statutes that in order for this vote to be counted the specified return date for the electronic ballot and the mail in ballot must be the same. Also Law Firm Carolina the deadline for the written ballot, electronic ballot and the casting of electronic votes must be identical. Both law firms confirm that if the dates were not identical the voting would probably not be valid.
- The notification for Kinderton Village Single Family for voting response be sent to Cedar Management, by USPS mail voting received no later than January 20th, 2023, by email received no later than 1 PM February 20th, 2023 and by electronic voting it stated "Dear homeowners we are happy to provide you with the option to cast your ballot electronically please use this link. Note online voting ends at 12 noon on February 23, 2023.
- MOTION: Lennie wants everyone to note the 3 day difference for return voting dates. Because of the legal requirement "North Carolina Nonprofit Corporation Act Law Chapter 55A1-70 Electronic transactions. HOUSE BILL 320 RATIFIED BILL § 55A-7-08" I move that the ballots casted electronically and by email be declared invalid.

Lennie states the purpose of this motion is to have a re-vote to make sure the board that is seated is legal in the state of North Carolina.

2nd Jeff Hinkle

Paul Wollner – Stated that according to Robert Rules of Order 2/3 of the room has to vote yes to the motion to throw out the electronic votes. 2/3 Voting Present.

- Vote: Majority voted to not to approve the motion. The electronic votes will be counted.

5. Financials

- Operating Account \$51,885.51
- Reserve Account \$100,069.10
- Looking into moving \$25,000 in to a higher yield CD for 9 months.

6. Detailed Budget Attached

**7. Election Results for four open positions for the Single Family Board (2) year terms and (2) 3 year terms.
Paul Dixon has 1 more term left. Newly elected board members are...**

Michael Bailless
Stephen Genaway
Chuck Goins
Angel Jackson

- Dean Warren put a motion to accept this board as valid and final.
2nd By Floor Member
- Majority was all in favor motion approved.

8. Adjournment: 8:52

Minutes created by newly elected Kinderton Village Single Family Board Secretary based off of a video of the 2023 Single Family Annual Meeting recorded on February 23, 2023.
<https://www.facebook.com/shellsabubs/videos/1205294343695064/?idorvanity=297295257297334>

Kinderton SF

2023 Budget – Final Draft

19850

	2021 Budget	2021 Actuals	2022 Budget	2022 Projected Actual	2023 Budget Draft	Notes
Revenues						
General Assessments	\$308,100.00	\$318,959.80	\$323,700.00	\$321,547.50	\$324,480.00	* Dues @ \$65 per unit – 415 Homes – No change
Fines for CCR & ACR Violations	\$900.00	\$2,200.00	\$3,500.00	\$3,300.00	\$0.00	
Misc Income Operating			\$0.00			
Interest Income – Reserve	\$20.00	\$36.51	\$20.00	\$54.01	\$90.00	
NSF Fees		\$100.00		\$216.00		
Transfer In from Reserve for Repair	\$81,119.00					
Addition to Capital Reserves		\$70,000.00				* To help fund Recreational projects – Dog Park, Picnic
Bermuda Run Fund Reimbursement					\$5,000.00	* Reimbursement for safety reasons
Reserve Contribution		(\$70,000.00)				
Late fees		\$3,000.00	\$2,000.00	\$3,187.50	\$0.00	
Legal Fees	\$1,000.00	\$0.00		\$360.00	\$0.00	
Total Revenue	\$391,139.00	\$324,296.31	\$329,220.00	\$328,665.01	\$329,570.00	
Expenses						
General Maintenance & Materials	\$5,000.00	\$85,168.75	\$6,000.00	\$0.00	\$2,500.00	*Ruston Paving was paid under this expense in 2021
Security & Safety	\$400.00	\$130.00	\$500.00	\$250.00	\$8,000.00	* \$5,000 to be reimbursed from BR
Landscape Contract	\$34,000.00	\$28,455.00	\$29,000.00	\$28,080.00	\$34,200.00	* Awaiting new contract \$ to ensure proper maintenance
Misc. Landscaping	\$4,000.00	\$3,082.52	\$6,000.00	\$2,992.09	\$20,000.00	* Irrigation for Kilbourne + Power box cover + Junipers
Alley Repair (Special Expense)	\$84,917.00	\$0.00	\$75,000.00	\$87,250.00	\$0.00	*Ruston – Curb & Gutter Repair
Master Association Assessment	\$165,900.00	\$197,995.00	\$174,300.00	\$174,610.00	\$174,720.00	
Master Association Violations (defunct)	\$0.00	\$0.00	\$3,500.00	\$0.00	\$0.00	
Office Supplies/Postage	\$200.00	\$0.00	\$1,800.00	\$1,530.67	\$1,600.00	
Legal Services	\$1,000.00	\$0.00	\$1,000.00	\$630.00	\$7,500.00	*increase expense to amend Doc's (rentals) & E-Voting
Accounting Services	\$550.00	\$0.00	\$520.00	\$0.00	\$4,315.00	*Funds for Audit
Management Services	\$14,832.00	\$15,177.00	\$15,600.00	\$15,536.00	\$17,160.00	*2023 Cost of Business Increase
Insurance	\$3,500.00	\$3,544.00	\$4,000.00	\$3,394.00	\$3,500.00	
Bad Debt Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
General & Admin Expenses	\$5,000.00	\$3,001.77	\$1,000.00	\$4,571.32	\$5,000.00	
Printing/Copies	\$0.00	\$20.34	\$0.00	\$0.00	\$0.00	*part of Admin costs
Water & Sewer	\$6,000.00	\$7,658.65	\$8,000.00	\$9,234.15	\$12,000.00	
Holiday Decorations	\$500.00	\$0.00	\$500.00	\$500.00	\$1,000.00	
Meeting Expense	\$400.00	\$0.00	\$500.00	\$500.00	\$500.00	
Late fees paid to Management (defunct)	\$350.00	\$700.00	\$1,000.00	\$270.00	\$0.00	* why would we be paying late fees??
Taxes		\$340.00		\$365.00	\$365.00	
Bank Fees		\$36.00		\$250.00	\$250.00	
Social Activities	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	
Charitable Donations				\$250.00	\$250.00	
Contribution to Reserves			\$0.00	\$0.00	\$35,710.00	* Goal of 15% of revenue = \$48,672
Total Expense	\$327,549.00	\$345,309.03	\$329,220.00	\$331,213.23	\$329,570.00	
Net Income	\$63,590.00	(\$21,012.72)	\$0.00	(\$2,548.22)	\$0.00	