

**Board of Directors**  
 Mark Pfundstein, President  
 Mark Bailless, Vice-President  
 Vacant, Secretary  
 Chris Fowler, Treasurer  
 Thomas Lofton, Member at Large



**Meeting Information**  
 Date: February 28, 2023  
 Time: 6:30 pm  
 Location: Bermuda Run Clubhouse  
 Meeting Type: Annual

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

Board – Attendee Name	Title	Status	Guest Attendees
Mark Pfundstein	President	Present	Becky Myers - Priestly
Michael Bailless	Vice-President	Present	
	Secretary		
Chris Fowler	Treasurer	Present	
Thomas Lofton	At-Large	Not Present	

**Call to Order**

- 6:30 pm – call to order by Mark Pfundstein.

**Approval of Minutes**

- Approval of meeting minutes from year’s minutes – Approved.

**Calling of the Roll** – Chris Fowler called the names of the Representatives from the Sub Associations:

- Helen Kelly, Carriage Homes – Present
- Angel Jackson, Single Family – Present
- Bob Ogden, Condos & Quads – Present
- Chester Spychalski, Townhomes – Present
- Brian Lowery, Charleston Homes – Not Present

**Welcome to all**

- Mark Pfundstein mentioned and thanked Bermuda Run Country Club; Matthew Rosen, Sales Director; Amanda Watkins, Member Experience Director.
- Welcome speech from Matthew Rosen, BRCC

**Special Guest Speaker**

- Andrew Meadwell, Bermuda Run Town Manager, mentioned items going on in town.

**Financial Report for 2022**

- Operating Accounts total account balance as of December 31, 2022 = \$54,975.
- Net income gain/loss GAIN in the amount of \$41,000 for the year of 2022.
- Operating account for 2022: Budgeted \$172,972; actual expenses used were \$161,834 – Under budget by \$11,000.
- Reserve Account total balance as of December 31, 2022 = \$236,241
- Operating Expense Summary 2022:
- Maintenance – Tree, Pest, Irrigation were items that were over budget.
- Insurance expense was over budget.
- Net gain in the reserve fund for 2022 = \$38,762. Budgeted expenses for the year was \$46,800.00 and only \$8,361 was used.
- There were no budget increases planned for 2023 and monthly dues remain the same.
- Mention of new motors for pool, sunshades for playgrounds and pool, fish restocking, playground upgrade.
- Capital study referenced, to be renewed in 2024. Currently ahead of schedule on funds.

## **Committee Reports**

- Communications – Angel Jackson
- Clubhouse – Diane Pfundstein
- ARC – Diane Pfundstein
- Waterfowl Containment – Michael Bailess

## **Accomplishments**

Mark Pfundstein mentioned 2022's accomplishments:

- Waterfowl – Engagement with Goose Masters.
- Neighborhood signage – Entrances, playgrounds, pond, tunnel; all updated.
- Pool vendor – New variable speed drive motor to save energy.
- Pool security camera upgrade – Brought in house.
- Pool card access – All updates performed by PMC
- Pergolas and Ramada Repairs – Glen Arbor and Town Park

## **Community Projects**

Michael Bailess discussed possibilities – Dog park, community garden, fishing dock – driven by survey

## **Motion from the Floor**

Jim Fulghum motioned for a task force to be created by the Master Board of the Homeowner's Association and bring any recommended changes to the Master Association for the next steps to be voted upon by the next annual meeting. Seconded. Discussion ensued. Representatives to the Master Board voted in favor of review. Motion passed.

## **Elections**

Josh Willard was nominated by an individual for the Master Board. Renee Hymann was nominated (not present) for the ARC but was already on the ballot. Due to running up against the time allotted for the meeting area, time was not allotted for candidates to speak. Representatives were given their ballots. As the room was closed, the results were announced outside.

Results – Master Board: 3 positions open - Stephen Geneway, Michael Bailess, Josh Willard

Results – Architectural Review Committee: 2 positions open – Tina Smith Goins, Renee Hymann

## **Meeting motioned and seconded to close at 9:00.**

Chris Fowler. – Fill in Secretary

Kinderton Village Residential Homeowners Master Association Board of Directors