

Board of Directors

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



Meeting Information

Date: Mar. 15, 2023
Time: 5:30 pm
Location: Kinderton Clubhouse
Meeting Type: Monthly Meeting

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

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailess	President	Present	Diane Pfundstein - ARC, Clubhouse
Steve Genaway	Vice-President	Present	Angel Jackson - Communications
Josh Willard	Secretary	Present	Chris Fowler - Carriage Homes
Chris Fowler	Treasurer	Present	Josh Willard - Condos/Quads
Mark Pfundstein	Member at Large	Present	Chuck Goins – Single Family
			Chet Spychalski - Townhomes
			Brian Lowery - Charleston Homes
			Becky Myers - Priestley Management

Call to Order

- 5:37 pm – call to order by Michael Bailess

APPROVAL OF MINUTES

- **Review and approval of meeting minutes:**
 - 15-Feb-2023 Master Board of Director February Monthly Meeting (as presented)
 - 28-Feb-2023 Master Association Annual Meeting (approved w/ changes)
 - 07-Mar-2023 Master Board of Directors Officer Elections (as presented)
- **Motion to Approve** – (Michael)
 - Second – Chris
 - Vote – Approved 5/0

TOPICS

- Board Meeting recording
- KV Board of Directors meet and greet event
- Pool Security Camera access
- Covenant review and discussion on committee formation
- Review minutes for annual meeting and discuss wording of motion from the floor
- 2024 budget for sub-association website loading

TREASURER REPORT:

- **Operating**
 - Cash ended: \$46,100.00
- **YTD**
 - Total Repair and Mtce Exp - \$3,000 under budget.
 - Pest Control – Goose Masters.
 - General Mtce – Lights at clubhouse; signs.
 - General and Admin Expenses - \$8,700 over budget due to Legal Expenses.
 - Utilities – Ok to budget.
 - Net - \$3,900 under budget.

- **Reserve**
 - Cash ended \$233,000
 - Spent \$10,000 on pool motor equipment.
- Net Income
 - \$11,000 Under budget
- **Motion to approve Treasurer Report: – Mark**
 - **Second** – Michael
 - **Vote:** Approved 5/0

COMMITTEE REPORTS

PLAYGROUND

- **Picnic Tables**
 - Blakley to provide quotes on site preparation. Mulch with and soft edging
 - Steve Genaway suggested to consider installing a more permanent base (concrete)
 - Obtain both quote approaches and work on presentation
- **Equipment Inspection for 2023**
 - Becky to inquire further on another playground inspection report

WATERFOWL CONTAINMENT

- Goose Master engagement continues

POND

- **Fish Restocking**
 - Event to restock the pond will occur on Wed 22nd, 11:30 to noon

POOL – DIANE PFUNDSTEIN

- Pool Room
 - Diane reported to Becky that the pump motor was not running
 - Becky met on-site with Jacob (SwimClub) on March 15, 2023
 - Circuit breaker was tripped (the second time since new motor installed)
 - No direct explanation on what tripped the breaker.
 - SwimClub to investigate further and if needed, engage pump warranty company
 - Mark commented that entire service panel and breakers were changed in May 2022
 - Discussion of using a mobile app for attendants
 - Add signage for cameras for pool and clubhouse
- **Pool Staffing**
 - Provide to Becky requested hours for coverage
 - Becky to ask SwimClub to separate pool contract from staffing

CLUBHOUSE

- **Floors**
 - Steve volunteered to serve on project manager on clubhouse projects
 - Steve will help to coordinate the effort to replace damaged floors
- **Shutters**
 - Steve to help coordinate possible repair/replacement
- Approval granted for Diane to purchase a plunger for the bathrooms
- Michael presented equipment/cost options for installing TV/monitor in clubhouse to host Zoom meetings.
 - Two tiers of options were presented.
 - 65" Samsung TV, wall mounts, HDMI cables, Airplay speaker. = \$691.87
 - Jabra video camera, Jabra mount, USB C Hub USB C cables. = \$411.44
 - Motion to approve purchase of combined TV and camera options = \$1,103.31 + tax - Mark

- Second: Chris
- Vote: Approve 5/0

ARC

- **Neighborhood Tree Trimming**
 - Tree trimming was paid for by the Town of Bermuda Run (1 time only)
 - With the town having paid for the trimming, the Master Board is in the process of updating [Resolution 2019-01 - Maintenance of Common Area Trees](#). The existing responsibility of elevating limbs, will switch from the Town of Bermuda Run back to the Kinderton Village Master Homeowners Association
 - The updated document will need to refer back to the 2019 version and denote that it is superseded
 - Mark has the updated document and will forward to Michael and Steve for their approval signatures.
- **ARC Member Update – Diane**
 - Charles Akers has resigned from the ARC
 - ARC recommended to have Michelle Sousa (annual meeting candidate) to fill the vacancy
 - Motion to approve Michelle Sousa to the ARC - Michael
 - Second: Chris
 - Vote: Approve 5/0
- **ARC Guideline Update – Diane**
 - Looking for volunteers from each sub-association to add input on committee to update ARC Guidelines to be more family friendly.
- **ARC Violations - Diane**
 - **North Fork** – Waiver on Privacy Fence Requirement Around Hot Tub
 - Homeowner asking to use pull down shades instead of privacy fence
 - Will be brought forward later in meeting under violations
 - ARC all approved except Tony K.

GROUNDS:

- **Nothing to Report**

COMMUNICATIONS - ANGEL

- **Updates being sent out through these channels:**
 - Newsletters
 - Announcement for the Davie County Hyper Reach
 - Mail Kiosks
 - Easter Egg Hunt Event
 - Motion to approved up to \$100 for the Easter Egg Event: Chris
 - Second: Michael
 - Vote: Approve 5/0

WORK ORDERS – PREISTLY (BECKY):

- **Gutters**
 - Replacement will not be done
 - Steve G to work on gutter inspection with Dean (Summit Service)

SUB-ASSOCIATION REPORTS:

Single Family – Chuck Goins

- Nothing to report at this point.
- The first single family meeting with new board on 28-Mar

Carriage Homes – Chris Fowler

- Nothing

Townhomes – Chet Spychalski

- No news to report.

Condos: Josh

- Robert Cloninger resigned as President
- Josh Willard is now serving acting as President
- That board will address how to fill Robert's vacancy

Quads: Josh

- Potential roofing project.

Charleston Townhomes: Brian

- No news to report

ON GOING BUSINESS:

- **MASTER BOARD CCRs & Bylaws:**
 - Josh to engage all the sub-associations to begin a discussion on how to address any changes to the master associations documents

EVENTS:

- **KV Master Board and Sub-Association Directors Meet and Greet**
 - Discussion on coordinating an event to include every director from each sub-association.
 - Intent is to introduce all volunteers and discuss Kinderton projects and goals for 2023
 - Possible venue would be at the clubhouse.
 - Michael will propose three possible dates to the respective board of directors

ADJOURNMENT:

- Michael– Motion to adjourn
 - Chris 2nd
 - Approved: 5-0
 - Meeting adjourned 8:30 pm

Josh Willard - Secretary
Kinderton Village Residential Homeowners Master Association Board of Directors