

**Board of Directors**  
 Michael Bailless, President  
 Stephen Genaway, Vice President  
 Josh Willard, Secretary  
 Chris Fowler, Treasurer  
 Mark Pfunstein, Member at Large



**Meeting Information**  
 Date: August 16, 2023  
 Time: 5:34PM  
 Location: Kinderton Clubhouse  
 Meeting Type: Closed Budget Meeting

## Minutes of the Kinderton Village Residential Homeowners Master Board of Directors

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailless	President	Present	Becky Myers (Priestley Management)
Stephen Genaway	Vice President	Present	
Josh Willard	Secretary	Resigned 8/15/23	
Chris Fowler	Treasurer	Present	
Mark Pfunstein	Member at Large	Present	

### Call to order:

- 5:34 pm call to order By Michael

### Board Resignation:

- Josh Willard submitted an email resignation on 8/15/23 and will no longer be part of the board. He will be moving out of the neighborhood and won't be able to serve on the board.

### Approval of minutes:

- Waiting for July minutes from Josh Willard. Becky said Josh told her he would be sending them to her.

### Business since last meeting:

- **Update on Summit Invoice**
  - Becky said they sent in an invoice and she forwarded for payment

### Treasure Report :

Operating Cash ended \$36,000

### YTD:

Total Repair and Maintenance Expenses over budget include..

- Contract Pool Maintenance (\$4,800)
- Pond Maintenance (\$4,100) – Fish Restock
- Tree Removal (\$2,700) – Town Park Tree Removal, Fungicide
- Geese Remediation (5,400) – Not Budgeted
- Misc. Operating/Landscaping +\$10,000 – No expenses to date.
- General and Admin Expenses - \$7,000 over budget due to previous Legal Expenses. No insurance expense posted to date.
- Utilities - under budget \$3000
- Net - \$8,000 over budget for the month

### Reserve:

- Cash ended \$234,000
- \$17,000 under budget for the year
- Spent \$13,000 on the Shade

### Motion to approve Treasure Report: – (Michael)

- **Second – Mark**
- **Vote – Approved 4/0**

**Committee Reports:** None at this time

**Budget Discussion for 2024:**

The Budget was reviewed and adjusted where necessary. Board approved the 2024 budget and no assessment changes were made. \$30.50 of the assessment goes to operating expenses and \$4.50 to reserve.

- **POOL / CLUBHOUSE**
  - New pool service bids being pursued for the new year.
  - Power Washing Pool Deck
  - Drain and resurface of the pool will need to be done for 2025. Pursue possible lights added to the pool.
  - Club House Cleaning & Supplies to make sure the bathrooms are cleaned.
  - Security upgrade needed on firmware.
  - New condensed pool signage needed.
  
- **LANDSCAPING**
  - Landscape Maintenance bids being pursued for the new year.
  - Tree Removal & Maintenance. There are a bunch of trees that are struggling with some disease to take down and replace. Arborist needed.
  - Irrigation Maintenance
  
- **COMMUNITY WEBSITE**
  - New Community Website for 2024

**Current Reserves / Fund Balance \$260 Budgeting: Items being worked on...**

- **PLAYGROUND EQUIPMENT**
  - Pool playground to start in 2023
  - Volleyball Sand to start in 2024
  - Pool Basketball Area Resurfaced for 2024
  
- **CLUB HOUSE**
  - Club House Outside Maintenance Exterior Doors, Shutters, Wood Repair, DownSpouts and Painting. Bids being pursued.
  
- **RESERVE STUDY**
  - Reserve Study to be commissioned soon.
  
- **SIDEWALK REPAIR**
  - 3 squares by the clubhouse need to be repaired for 2024.

**Possible project wish list from Board Members:**

- **POOL/CLUBHOUSE**
  - Replacing Pool Furniture with something more durable and comfortable
  - New floors for the clubhouse
  
- **LAKE PIER**
  - A pier that would go into the lake with a sitting area
  
- **PICKLEBALL COURTS -**
  - 2 courts either by the Basketball Court or the volleyball court.
  -

- **SPLASH PAD**
  - Splash pad for kids near the pool.
  
- **PART-TIME MAINTENANCE PERSON**
  - This person could help cleaning up drains of debris, remove weeds on the street and doing any repairs on items on Master Board Properties as needed.
  
- **BATHROOMS**
  - Floors need leveling and not drying in the evening. Countertops needing replacing, formica is coming up.

**Motion to approve Budget to maintain the same assessment to the Sub Associations: – (Michael)**

- **Second – Mark**
- **Vote – Approved 4/0**

**Adjourn 7:34 pm**

**Motion: Michael**

**Second: Mark**