

Board of Directors

Michael Bailless, President
 Steve Genaway, Vice President
 Chris Hundley, Treasurer
 Leah Amering, Secretary
 Mark Pfundstein, Director

**Meeting Information**

Date: March 20, 2024
 Time: 5:30 pm
 Location: Clubhouse
 Meeting Type: Monthly BOD

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

Board – Attendee Name	Title	Status	Guest Attendees
Michael Bailless	President	Present	
Steve Genaway	Vice President	Present	Chet Spychalski- Arc Board/ Townhomes
Chris Hundley	Treasurer	Present	
Leah Amering	Secretary	Present	
Mark Pfundstein	Director	Present	Becky Myers - Priestley Management – Present

Call to Order

- 5:35pm – call to order by Michael Bailless

Approval Of Minutes

- Review and approval of meeting minutes:
 - Master Board Meeting January 23 2024; Master Board Officer Election March 7, 2024;
 - Motion to Approve January BOD, Officer Elections – Michael
 - Second – Mark Pfundstein
 - Vote – Approved 5/0
 - Architectural Review Committee Officer Election March 7, 2024
 - Motion to Approve ARC Minutes – Michael
 - Second- Chris Hundley
 - Vote- Approved 5/0
 - Add 2/19 on-line approve \$1,200 ceiling painting in clubhouse fm light repair
 -

Treasurer Report – February 2024**Operating Account:**

- Cash Ended – \$19,411, which was down 4,184 vs January balance of \$23,595
- **Spending**
 - Pool maintenance MTD fav \$987; YTD fav \$1,975
 - General Maintenance MTD fav \$195; YTD fav \$1,195
 - Landscaping MTD unfav \$4,092; YTD fav \$907
 - Misc Landscaping MTD fav \$3,817; YTD fav \$3,817
 - Pine Straw MTD unfav \$3,875; YTD unfav \$3,875
 - Contract Landscape MTD unfav \$4,035; YTD fav \$965
 - Tree Removal MTD unfav \$1,530; YTD fav \$4,365
 - Geese Remediation MTD \$745 – needs to be accrued ; YTD fav \$745
 - G&A Cost MTD unfav \$589; YTD \$6,232, need to back out insurance expense of \$6,239 credit to get to YTD unfav of \$7
 - Utilities – MTD fav \$212; YTD unfav \$852

Income Statement MTD

Net (loss) reported MTD(\$3,856)
 Less geese remediation \$745
 Adjusted net (loss) MTD (\$4,601)

Income Statement YTD

Net income \$15,212.73
Less Geese remediation \$745
Less addback of insurance expense credit \$6,239
Net income \$8,228

Reserve Account:

Cash account ended in February 2024 \$82,547.12
CD \$123,570.67
Net Cash available \$206,117.79

Income Statement MTD

Net Income reported MTD \$3,050
No expenses, increase over budget for interest income

Income Statement YTD

Net Income \$57.02 vs budget loss of \$96,284
Timing of Projects. Funds to be spent

- Review and approval of Treasurer Report
 - Motion to Approve – Michael Bailess
 - Second – Mark
 - Vote –5/0

- **CD Renewal Plans**
 - Becky provided the BOD with CD rate sheet options date Jan 25, 2024.
 - Motion to move the \$50,000 CD with North State Bank to CIT bank for 18 months for a forecast APY 4.60%
 - Motion to Approve – Michael Bailess
 - Second – Chris Hundley
 - Vote – 5/0

Committee Reports

ARC – Chet Spychalski

- Guidelines hoping to be ready for approval in within the week. Will be on the agenda for April Master Board meeting.
- Approved 3 requests for various work on homes and others have been received for consideration
- Tree Removal, Door Painting, Roof Replacement
- Concern over a home installing a fence replacement /type

Clubhouse

- Installation of replacement Luxury vinyl tile (LVT) flooring, was completed by Clemmons Carpet on March 1, 2024.
- Existing 4' long interior fluorescent lights were replaced with 7" circular LED lights.
- Clubhouse interior ceilings were patched to repair the old lighting mounts, and subsequently repainted.
- The clubhouse exterior ceiling, over the rear patio had sheetrock seams repaired, and subsequently repainted.

Communications - No representative present

- Nothing to report.

Playground.

- The playground installation at the swimming pool was successfully completed on Friday March 15, 2024

Social Events:

- No representative present. Nothing to report.

Sub-Association Reports

Single Family – Michael Bailess

- The annual meeting was held on March 19, 6:00pm – 7:00pm at the Bermuda Run Country Club.
- Mark Smith was elected as the new board member for the Single-Family sub association.
- The Single-Family Board of Directors continues with the process to amend the Declaration of Covenants, Conditions, and Restrictions for the Kinderton Village Single Family Homes. The proposed amendment will prohibit new owners from leasing their property for a period of twelve months.
- Regarding potential one-way signs on Glenmore Ave, the Single-Family BOD agrees for the town to move forward

Carriage Homes – no representative present

- Brent was elected as the new president at their annual meeting.

Townhomes - Chet Spychalski

- Chet retained position of President and Treasurer at their annual meeting.
- Sam Siceloff retained Secretary position
- Plan to get quotes on tree trimming

Condos: no representative present

- Nothing to report.

Quads: no representative present

- Nothing to report.

Charleston Townhomes: no representative present

- Nothing to report

Master Association Reports

Topics

On Going Business

- Code of Ethics.
Cleaned up the font and small change to the social media guidelines. The board will review and sign at the next meeting. Suggestion to send out to rest of the sub association boards for signing.
- Reserve Study:
 - Discussion Tabled until a later date
- Roofing Quotes.
 - Discussion to ensure price increases do not affect project price
 - Motion to accept bid for Capital Exteriors and Renovations -Stephen Genaway
 - Second – Mark Pfundstein
 - Vote Approval 5/0
 - Discussion on color of roof of pergolas for the projects.
 - Becky will send brochure of various colors
 - Board decided to match the color of the clubhouse and pergolas to the Townhomes (Charcoal Black)
- Landscaping RFP Revisions
 - Single family decided to use Chamberlain Landscaping
 - Discussion to go with Chamberlain Landscaping contingent upon the 60-day review of work added to the contract and pushing back the contract start to June 1st thru Dec 31st 2025
 - Motion to approve Chamberlain contingent upon ability to cancel after 60 days and contract term being either 7 months (June 1st, 2024 thru Dec 31st 2025) or 19 months (June 1st 2024 - January 1st 2025) - Mark Pfundstein
 - Second- Michael Bailess & Chris Hundley
 - Vote Approved 5/0

- Paint Project for Clubhouse
 - Discussion on painting clubhouse by Clint Walker the color of the shutters and doors. Steve will get a quote
 - Motion made to have Clint match the color of the paint (Teal) to the pool door keeping the cost of the project under \$2,500 – Michael Bailess
 - Second Stephen Genaway
 - Vote Approved 5/0

- Parking On Glenmoor Ave
 - Carriage Homes- approved one-way signs
 - Motion to approve one-way signs on Glenmoor Ave- Michael Bailess
Second- Mark Pfundstein (discussion on what these signs will look like and the effect on the neighborhood)
Vote Approved 5/0

Pool Attendants

Motion to use First choice personnel for the 2024 season- Mark Pfundstein
 Second- Michael Bailess
 Vote approved 5/0

Pool Chaise lounge chairs

Discussion on their condition and replacement. Considering potential cost of lounge chairs with arms vs the aluminum lounge chairs. Check to ensure they are commercial grade. Compare various options. Mark will go back and get quotes on different types of lounge chairs and tables.

Items on Hold for Future Improvements

Volleyball Court Sand
 Basketball Court resurface.
 Condo Basketball Court fencing.

Management Reports

- Violation Report (see separate attached report)

Violation Hearings – Becky

- Hearing Meetings. Discussion on whether to have them before the monthly board meetings.
- Hearing will be held Tuesday April 9th at 6pm -8pm

*Monthly HOA Meeting Change to Thursday April 18th at 5:30 pm

Adjournment:

- Motion to adjourn 7:59 pm - Michael
- Second - Steve
- Approved 5/0
- Meeting adjourned 08:01 pm