

**Board of Directors**

Roger Williams, President  
 Vacant, Vice President  
 Jeff Hinkle, Secretary  
 Chris Fowler, Treasurer  
 Diane Pfundstein, Clubhouse



HOME OWNERS ASSOCIATION

Minutes of the

Kinderton Village Residential Homeowners Master Association Board of Directors

**Meeting Information**

Date: December 5, 2018  
 Time: 5:00pm  
 Location: Club House  
 Meeting Type: Regular

Attendee Name	Title	Status	Guest Attendee's
Roger Williams	President	Present	Jean Mock
Vacant	Vice President	Absent	Cathy Sears – Single Family Board
Jeff Hinkle	Secretary	Present	Tylor-DragonFly
Chris Fowler	Treasurer	Present	Lynn Senger - ARC
Diane Pfundstein	Clubhouse Chair	Present	

**Call to Order**

Meeting was called to order by Roger Williams at 5:00pm.

**Committee Reports**

ARC: Lynn Senger

- Few open case violations for mildew.
- Two Volunteers needed for ARC Committee. Terms are limited to 5 years.

Club House: Diane Pfundstein

- Discussion regarding Security Alarm.
- Recommendation to open Club House for free Community Events.

Waterfowl Containment: Roger Williams

- Need to file for this year's permit.

Pool: Diane & Mark Pfundstein

➤

Communications: Angel Jackson

➤

**Sub-board Reports**

Single Family Board: Larissa Brenner – Interim President

- Single Family Board would like to install lighted artificial wreaths at the entrances in lieu of the live wreaths provided by the Town of Bermuda Run.

Quads: Chris Fowler

- Two owners have painted their front doors in violation of approved colors.

**Approval of Minutes**

- Minutes from the October 17, 2018 meeting approved.

**Management Reports**

Annual Plan

- Cedar Management not collecting fees on all New Homes.

Violations

- Fine for 116 Rosewalk. \$100.00 per month until corrected

ARC Requests

➤

Work Orders

➤

**Ongoing Business**

- Alarm system and access cards for Club House will be discussed in the January 2019 meeting.
- I-40 NCDOT claim status is ongoing.
- Playground quote for inspection repair. Quote for \$7,181.00.
- Pond repairs. Leak in riser pipe. Damage to dam if not repaired. Pond will have to be lowered a minimum of 12 inches to repair.
- Reserve study

**New Business**

- Trash pickup at Club House.
- Tree root issues.
- Annual meeting date and location.
- Management Contract.

### **Motions**

- Motion was made by Cathy Sears and seconded by Jean Mock for the dam repair and to add logs and planting for erosion control for \$21,755. Motion passed 4-1, Chris Fowler opposing.
- Motion was made by Diane Pfundstein and seconded by Chris Fowler for ***Free*** Community Events at the Club House by Residents ONLY. Motion passed 5-0.
- Motion was made by Chris Fowler and seconded by Cathy Sears to accept the quote for the reserve study for \$2,650.00. Motion passed 5-0.
- Motion was made by Roger Williams and seconded by Cathy Sears to adopt a Tree Policy like the Town of Bermuda Run at no cost to the Master Board. Motion passed 5-0.
- Motion was made by Roger Williams and seconded by Jeff Hinkle to contract WinMock for the Annual Master Board Meeting in February 2019. Date TBD. Motion passed 5-0

### ***Tabled for Later***

- Park benches on Sweet Water, Winsor Circle and Lakeside.
- Shelters and Willow Trees on the lakes North shore.
- Playground shade cloth.
- Pond report from Dragonfly pending completion of grading.
- Neighborhood yard sales. Parking, traffic issues.
- Muskrat and wave erosion control.
- Electric shock study of pond. Need representative from Dragon Fly.
- Pressure washing of Gazebos until Spring 2019.

### ***Treasurer's Report***

- Budget verses actuals in line.
- Reserve fund balance on track.

### ***Announcements***

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### ***Adjournment***

- Motion was made by Roger Williams and seconded by Chris Fowler at 6:45pm. Motion passed 5-0.

Jeff Hinkle, Secretary

Kinderton Village Residential Homeowners Master Association Board