

**Board of Directors**

Jeff Hinkle, President  
 Tony Krasienko, Vice President  
 Paul Dixon, Secretary  
 Chris Fowler, Treasurer  
 Jean Mock – Member at Large

**Meeting Information**

Date: June 19, 2019  
 Time: 5:30 pm  
 Location: Club House  
 Meeting Type: Regular

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

Board – Attendee Name	Title	Status	Guest Attendees
Jeff Hinkle	President	Present	Cathy Sears – Single Family HOA
Tony Krasienko	Vice President	Present	Geraldine Carter- ARC
Paul Dixon	Secretary	Present	Becky Myers – PMC
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Not Present	

***Call to Order***

- 5:35 pm – call to order by Jeff Hinkle.

***Approval of Minutes***

- Motion from Jeff Hinkle and seconded by Chris Fowler to accept minutes from the May 15 meeting.  
 Motion passed 4-0.

***Committee Reports***

Pool/Clubhouse: Diane Pfundstein (not present)

- Discussion on need for P/T pool attendant, Priestly check on availability and cost.
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ARC – Geraldine Carter

- 43 applications – YTD.
- 6 – MTD – June.
- 4 - completed
- 2 - incomplete
- Number of violations is down.

Waterfowl Containment: Roger Williams (not present)

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Communications: Angel Jackson – not present

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***Sub-Board Reports***

Single Family Board: Cathy Sears

- Single Family HOA held election meeting, 3 new board members elected.
- July 4<sup>th</sup> parade – need volunteers.
- Movie night discussion.
- Discussion of fence at corner of Rosewalk, some complaints.

Carriage Homes: Chris Fowler

- Repainting of front doors and shutters completed.

Townhomes (no representative present)

- Changed to new management company

Condos – no representative present.

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Quads – no representative present.

***Comments from residents.***

- N/A

***Management Reports - Treasurer Report (Chris Fowler)***

- \$15,000 positive variance.
- Operating Fund Balance \$37,608.01
- Reserve Fund Balance - \$50,175.73

***Ongoing Business***

- I-40 claim has been settled.
- Fish report received. No restocking this year.
- New permanent volleyball net is in place.
- Wood around volleyball area is rotting. Discussion of using same material as playground. Priestly is obtaining estimates.
- Annual Plan – Dell was cut by hand, both sides of the pond.

***New Business***

- Discussion of attendant at pool. Priestly checking availability and costs.
- ARC Issue – fence on corner of Rosewalk.
- Fence was approved with restrictions, motioned by Jeff Hinkle. second by Chris Fowler voted in Favor 4-0.
- Air BNB in neighborhood, Town has decided not a violation, and is not a KVMB issue.
- Food truck at pool, not approved.

***Work Orders***

- Paper Towel dispenser in clubhouse was broken – has been fixed.

***Tabled for Later or Removed from Consideration***

- N/A

***Announcements***

- N/A

***Adjournment***

- Motion was made by Jeff Hinkle and seconded by Chris Fowler at 6:45 pm. Motion passed 4-0.

Paul H Dixon, Jr. - Secretary  
Kinderton Village Residential Homeowners Master Association Board