

Board of Directors

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

**Meeting Information**

Date: January 20, 2021
 Time: 5:30 pm
 Location: ZOOM Meeting
 Meeting Type: Regular Meeting

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

Board – Attendee Name	Title	Status	Guest Attendees
Jeff Hinkle	President	Present	Becky Myers – PMC
Tony Krasienko	Vice President	Present	Larissa Brenner – President, SF HOA
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:31 pm – call to order by Jeff Hinkle.

Approval of Minutes from meeting of November 18, 2020.

- Motion to approve – Tony Second - Jeff Approved: 5-0

Treasurer Report – Chris Fowler

- Financial – Balances as of 1/18/2021
 Operating \$21,979.90
 Reserve \$124,343.15
- SF HOA – owes MB about \$41K, Larissa will check with Cedar Mgt.
- Operating Acct. - \$6K positive variance.
- Reserve Acct. - \$31K positive variance.
- Motion to move \$20K from Operating Acct. to Reserve Acct.
 Motion – Chris Second – Tony Approved: 5-0
- Motion to move \$20K funds into another CD for 12 months.
 Motion – Chris Second – Tony Approved: 5-0

Committee Reports**ARC Updates – Jeff/Becky - present**

- Becky – many houses have issues with mildew.
 Discussion to allow more time to clean siding due to weather, it was decided to allow until April 1, for cleaning.
- Resident on Old Towne Drive – wood pergola (not approved) has still not been removed, monthly fines will continue.
- Resident on North Forke Drive - had installed large wood pergola, installed without ARC approval.
 Pergola may have been removed, Jeff to check and confirm.
- Resident on N. Forke Drive – mildew and basketball goal still in place, weekly fines to continue.
 This may need to go to collections agency if resident is not paying fines.

Communications: Angel Jackson – not present

- Nothing to report.

Clubhouse – Diane Pfundstein (clubhouse) – not present

- Nothing to report

Sub-Board Reports**Single Family Board – Larissa Brenner**

- Annual meeting – January 30, 2021 – will be at clubhouse/pool. SF HOA will have elections for open positions, subject to a quorum. SF HOA still receiving proxys.

Sub-Board Reports (continued)

Carriage Homes – Chris Fowler

- Budget is pending.

Townhomes - No representative present.

- No news to report.

Condos: No representative present.

- No news to report

Quads: No representative present.

- Becky advised new Eastwood buildings will not be part of Condo Assn. MB will need to collect dues from new HOA assn. for the new buildings. Question if they have filed Association documents, to be confirmed.

Ongoing Business

- Discussion of Reserve Study – done in August, 2019.
 - Should be done every 3-5 years.
 - Balance of funds recommended – already voted to move \$20K from Operating to Reserve fund.
 - We are on target, discuss again at next budget meeting.
- Discussion of mowing of swales/slopes around the pond– mowed twice a year.
 - Should be mowed again soon – January. Becky will see if can be mowed in January.
 - Tony asked to move July mowing date to June.
- Pond Maintenance contract has been changed from Dragonfly to Foster.
 - Foster has started in January – monthly contract.

Management Report

Work Orders

- Nothing to report.

Violations

- Major issues have been discussed.

Projects on hold

- Quote for column repair on pool deck, hold until spring.
- Additional Sand installation.
- Monitor erosion in inlet channel leading into the pond.
- Fish stocking of pond.

MB - Annual Meeting

- Date – will be same date as next meeting – Feb. 17, 2021.
- Will be a Zoom meeting.
- All Associations must vote for open positions.
- Becky will send nomination form and official ballot.
- Election of new ARC members would occur at the same time.
- Discussion if vote can be done virtually. TBC.
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Adjournment

- Motion to adjourn - Jeff Second - Tony
- Motion approved: 5-0
- Meeting adjourned 6:07 pm

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