

Board of Directors

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

**Meeting Information**

Date: April 21, 2021
 Time: 5:30 pm
 Location: KV Clubhouse
 Meeting Type: Regular Meeting

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

Board – Attendee Name	Title	Status	Guest Attendees
Tony Krasienko	President	Present	Becky Myers – PMC
Mark Pfundstein	Vice President	Present	Diane Pfundstein – Pool/Clubhouse
Paul Dixon	Secretary	Present	Angel Jackson - Communications
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:30 pm – call to order by Tony Krasienko.

Approval of minutes from February Annual Meeting

- Motion to approve meeting minutes of Mar. 18, 2021 – Chris. 2nd – Mark. Approved: 5-0.

Treasurer Report – Chris Fowler

- Operating Cash - \$69,000
- Reserve Cash - \$124,000
- Operating account and Reserve account statements were in line with budget.
- Operating account finished \$2000 less than budget.
- All checks and statements look good.
- Motion to approve Treasurer report – Tony. 2nd – Mark. Approved: 5-0.

COMMITTEE REPORTS**ARC**

- Becky advised that we have a large number of ARC applications.
 If they are not approved, need to start process again. Need to improve this process.
 Mark confirmed that process needs improvement. Asked if committee is subservient to MB?
- Tony and Mark will schedule a separate follow up meeting to discuss the ARC organization and process.
- Mark – discussion of issue of inspections by both Cedar and PMT. Becky advised she uses material sent by Cedar but format is not the same as PMT format. Mark will discuss with Cedar to change the format before sending to PMT.

Top Violations

- N. Forke home – mildew is still on home siding, basketball goal still in driveway, no change.
- N. Forke home with pergola in backyard, no change.
- Residence on Olde Town Drive – no changes to pergola, no vinyl cladding added over wood.
 Resident needs to submit a new ARC application, with pergola only.
 Once new application submitted, to be discussed at next meeting. Mark to follow up with resident.
- Becky – Residence on Parkview – Mildew. Becky to set a hearing for May 10. Chris and Tony will attend.

Communications – Angel Jackson

- Newsletter was sent.
- Dumpster scheduled for Sat. April 24 – near the pond. *Date later changed to May 1.
- Tony advises certain items cannot go into dumpsters, such as TV sets, old A/C units.

Pool/Clubhouse – Diane Pfundstein

- Wreaths were moved upstairs.
- Rentals – 2 in April - 1 in May.
- Wires in kitchen area – not needed, can be disposed.
- Since clubhouse is not fully utilized, can we offer Mon-Thurs at half price - \$20. Card playing group. Becky advised will still need a deposit - \$20, to be returned.
After discussion, this was approved – but only Mon-Thurs, 9am-4pm hours.
- Diane asked to be notified when workers will be in the clubhouse; to be sure it is cleaned prior to rentals.
- NEST thermostat needs to be reprogrammed, Tony will ask Jeff Hinkle for password.
- Someone apparently tried to break into the bathroom, sash is broken.
- Broken window in clubhouse, from baseball. All agreed the teen or his family must pay for the repair cost. Diane will send contact details for the person that broke the window.

Pool Schedule

- Opening date – May 22 – confirmed.
- Hours: 10am-8pm.
- No attendant required this year.
- Sign in sheets required – Paul to send to Becky.
- Cleaning of touch points required – this will be done by pool committee, volunteers (Diane).
- Chairs/tables will be set out this year. Pool company will set out the pool furniture. Tony will have it unlocked.
- Diane – will coordinate cleaning of pool furniture.
- Guests will be allowed at pool – according to pool rules.
- Becky asked if we want a mass mailing for pool, confirmed and approved.

SUB ASSOCIATION REPORTS

Single Family – Mark Pfundstein

- Discussion of aged dues, one resident is to have a lien placed on house.
- Concrete repairs – Tony to apply some epoxy to affected area.
- Jim Fulghum – approved for beautification block captain, east area of Town Park Dr.
- Paving of alleys, are being planned for later this year. For those areas not done in 2017, a contractor will be drilling core samples to confirm roadbed thickness. Cedar Management will send a letter to all SF residents notifying them of preliminary paving work.
- Resident has requested a removal of a dead tree on Lakepoint Dr. Waiting to see if tree is dead or not.

Carriage Homes – Chris Fowler

- No news to report.

Townhomes – no representative in attendance

- No news to report.

Condos – no representative in attendance

- No news to report.

Ongoing Business

- Gazebo Repairs – Becky has one quote, asked to obtain a 2nd quote.
- Becky mentioned that east side of dam at Lakeside Crossing - may require reseeding.
There is a question of who actually owns this land.
Becky will contact Trent Adams and may also need to check with Davie County.
- Becky mentioned that inlet to pond is having erosion problems.
Dragonfly and Foster have confirmed it. Will require some action in future.

Projects on Hold

- Columns on pool deck.
- Reseeding on dam – see ongoing business.

New Business

- Additional trash cans – discussion.
Diane – will source the trash cans and advise cost.
3 new trash cans approved: 1 near dog sanitation station, 1 near Oak Wind playground, and 1 near pond.
Motion to approve – Chris 2nd – Mark Approved: 5-0
- Paul mentioned that front gazebos/arbors do not have a trash can. Becky advised this is not a MB responsibility.
- Mark asked if MB had any complaints regarding home businesses, none had been reported.
- Recent incident at Condos – not a MB issue. Becky will contact the condo owners.
- Discussion on alarm on the clubhouse. No contract currently.

Adjournment

- Motion to adjourn - Chris
2nd – Tony
Approved 5-0
Meeting adjourned – 7:30 pm.

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