

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



Meeting Information
 Date: July 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 (remote)
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

- 5:34 pm – call to order by Tony Krasienko.

Approval of minutes from June

- Meeting minutes approved – June 16, 2021

Treasurer Report – Chris Fowler

Bank:

- Operating Cash - \$70,000.
- Reserve Cash - \$135,000.

Budget:

- Operating - \$6,000 net positive variance to budget for the month.
 - YTD - \$42,000 positive.
 - Pool attendant expenses not included.
 - Accounting Services. \$950 – Tax Return.
- Reserve – break even compared to budget for the month.
 - YTD – positive \$10,000 variance.
- Budget meeting – next month.
- Review of August expectation – Cameras, Playgrounds, geese remediation.
- Tony - motion to approve Treasurer report.
 - Jean – 2nd
 - Approved: 5-0

COMMITTEE REPORTS

ARC

- ARC reorganization – discussion.
 - ARC needs standard SOP'S.
 - Can use basic structure from the past ARC.
 - Mark – has information from Lynn Senger – from one year ago.
 - Size of ARC discussed – 5 members minimum preferred.
 - Election cadence – as per CCR's. This may be an issue as not enough persons ran in the past.
 - Chris to assist Mark with restructuring of ARC.
- Violations – discussion
 - N. Forke home – no change. Basketball goal, siding.
 - Priestley has been accruing fine - \$2600 – currently.
 - Question – Does the homeowner know the current balance?
 - Becky advised that the homeowner receives a letter each month – with another fine.

COMMITTEE REPORTS

ARC (continued)

- N. Forke Home with wood pergola – no change.
 - Hearing scheduled July 28, 6pm – via Zoom. Need at least one board member.

Communications – Angel Jackson

- Meeting with Mayor – July 20, went well. Flyers placed in kiosks, social media announcements.
 - Angel sent questions and replies on the HOA websites.
 - Speeding on Kilbourne.
 - One Way signs on Glenmore.
 - Gate – into the RISE building. Current gate is temporary.
 - Nails in tires. Some residents feel they are being placed intentionally.

Pool/Clubhouse – Diane Pfundstein

- Diane is working with Alicia, new volunteer for pool committee.
- Hot water issue in the showers. Bathrooms and kitchen are working – hot water.
- Filter/Pump Room – is cluttered – could be a fire hazard.
 - Kiosk replacement boxes, signs for pool, etc. are stored in the filter/pump room.
 - Lost/found items, stored in pump room. Diane does donate to charity at end of season.
- Tammy – pool attendant - has left due to FT work schedule.
 - No attendant coverage on Saturday. Scott with First Choice will be there next Saturday, if needed, to hire someone.
 - Brook can work on Saturdays, must be 18 years old, and needs to be confirmed.
 - Becky will send letter to sub associations regarding staffing opening at pool.
- Pool – things to be done - Spring, 2022.
 - One umbrella is ripped, in the corner.
 - Holes in concrete – due to power wash – right corner area.
 - Holes in concrete walkway.
 - Resident asked about parking a boat for 2 weeks, only allowed for 1-2 days.
- Becky will send e-mail and letters to two new pool volunteers, with guidelines.

SUB ASSOCIATION REPORTS

Carriage Homes – Chris Fowler

- No news to report.

Single Family – Mark Pfundstein

- Update on paving plans for alleys.
 - Plans to socialize plan to residents – week of 7/28.
 - Start date – mid-August.
- Discussion of landscaping plans.
 - April Akers – resident and master gardener – held a presentation at last SFHOA meeting – landscaping plan.
 - Berm between Old Town and Oak Wind drive, plan is to plant ground cover plants, replace pine straw.
 - 260 Kilbourne – empty lot - plan to plant trees, shrubs.

Townhomes – no representative in attendance

- No news to report.

Condos – no representative in attendance

- No news to report.

On-Going Business

- Pool staffing and pool committee volunteers – see above.
- Playgrounds - Inspections & Quotes
 - New playground near basketball court– signage issues.
 - New playground – requires new mulch to achieve ASTM standard.
 - Becky to obtain quote from Blakley, triple shred mulch.
 - Old playground by pool (2005) – playground “has served its useful life.”
 - Discussion tabled until Oct/Nov.
- Becky – reminder to let her know what needs to be in new budget.
- Community garden – discussion.
 - Letter from resident Bill Hansen. Mark invited him to meet with KVBOD.
 - Discussion of best location for garden, needs a water source.
 - Large field by volleyball court may be too wet – due to springs.
 - Discussion of how to socialize to all residents and collect alternative ideas for the area. This could be garden, dog park, tennis courts, etc.
 - Becky and Mark – will discuss with Bill Hansen.
- Gazebo – Becky is searching for another vendor – for the repairs. Repairs tabled for now.
- Window in clubhouse – was fixed.
- Window in men’s bathroom – not fixed.

Management Report – Becky Myers – Priestley

- Work order for hot water issues and men’s bathroom window, see above.
- Discussion of violations reporting discrepancies between Cedar and Priestley. Becky advised that Priestly follows what Cedar sends to them. Priestley also does an inspection.
- Discussion of sending violations for clover and weeds in yards, some yards are out of control.
- Chris – motion to go back to prior policy of sending letters/fines for weed violations.
Jean – 2nd
Approved: 5-0
- Discussion of tree trimming around the clubhouse, Crepe Myrtle trees.
- Discussion to continue yard sale – agreement to continue. Angel will include in newsletter.
- Discussion of resident mowing grass behind home of the Dells, all the way to the lake.
 - Priestley was asked to send the resident a letter to stop mowing this area, not part of his lot. Belong to KVMB.

Update on Security System Review – Mark Pfundstein

- Current arrangement with Derrick, he is not paid each month. Only paid to replace cards, run video as requested.
- Mark still reviewing vendors. Becky has more vendors, will have them call Mark.
- Mark will be getting RFP’s/quotes. Estimate – new system – about \$3000, plus \$20/month – recurring fee.
- Mark has already met with Yadtel.

Chris - Motion to Adjourn

Jean – 2nd

Approved: 5-0

Meeting adjourned – 7:30 pm.

Paul H Dixon Jr

Kinderton Village Residential Homeowners Master Association Board of Directors