

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



Meeting Information
 Date: August 18, 2021
 Time: 5:30 pm
 Location: ZOOM Meeting
 Meeting Type: Budget 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	
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:32 pm – call to order by Tony Krasienko.

Discussion of Operating Income:

- Townhomes – 8 new + 6 more possible
- Condos = 84
- Single Family = 414
- Carriage Homes = 8
- Misc. and Interest Income – \$2100.
- Estimated income for 2022 - \$173,700.
- Income number is a conservative number.

EXPENSES

Pool Discussion

- Pool chair asked Becky if we can keep the pool open until the end of Sept.
- Becky advised estimated extra costs would be about \$1675
- BOD decided not to extend the pool season in 2021.
- For 2022, this will be an open item, tabled for now.
- Discussion of Pool attendant for 2022.
- BOD decided to keep attendant in budget - \$15K
- Review of other line items.

Clubhouse Discussion

- Clubhouse will need repairs in 2022 - \$500
- Water Heater – needs to be replaced. Estimate- \$2500. Will be done in current year.
- Clubhouse Building – exterior cleaning – estimate - \$750. Last cleaning 2 years ago.
- Gutter cleaning not needed.
- Fire extinguishers inspection will be needed.
- Review of line items for 2022 budget.

Security System

- Mark – waiting for reply from Derrick since July 23.
- Becky advises that Derrick did find loose cables and clips, which caused recent camera outages.
- Mark – has quote from Yadtel - \$3100-\$3200 one time cost, plus recurring cost of \$20/month (\$240/year).
- Mark – waiting on quote from Carolina Security.
- Review of line items for 2022 budget.

Landscaping

- Dells and Pond - Blakley - \$8000.
- Becky advised dell/slope on Dam will need to be fixed due to erosion – replace rip-rap.
- Contract for Landscaping - \$60K.
- Review of other landscaping line items for 2022 budget.

G&A

- Website - \$1815/year
- Angel - \$150//month
- Review of other G&A line items for 2022 budget.
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Utilities

- Trash collection at clubhouse - \$1200/year.
- Telephone – no change
- Review of other line items for 2022 budget.

Reserve Account - Income

- Addition to capital reserves in 2022 – \$46,800.
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Other Possible Expenses – from Reserve - for 2022

- New Playground - by the pool – about \$44K
- Mark asked about pool resurfacing – last done 5-6 years ago.
- Geese mitigation.
- Stocking of fish in pond.
- Total Expense Accounts from Reserve - \$70K.

Agreed that budget numbers balanced between Tony and Becky.

Motion to approve the budget – Tony

- Chris – second
- Budget approved: 5-0

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