

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



Meeting Information
 Date: November 17, 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
Tony Krasienko	President	Present	Becky Myers – PMC
Mark Pfundstein	Vice President	Present	Angel Jackson – Communications
Paul Dixon	Secretary	Present	Robert Cloninger – Condo HOA
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:35 pm – call to order by Tony Krasienko.
- Roll call of attendees.

Meeting Minutes – Oct. 20, 2021

- Tony – motion to approve meeting minutes of Oct. 20, including a revision about Bill Hansen meeting.
 Second: Paul
 Approved: 5-0

Treasurer Report

- Operating cash - \$69,651
- Reserve cash - \$149,537
- Operating expenses:
 - Income + \$29,000
- Expenses:
 - Misc equipment repairs +\$4k
 - Pool maintenance +\$1k
 - Pool attendant -\$1k
 - Misc landscaping -\$1k
 - Contract landscaping -\$3k
 - Plant maintenance +\$2k
 - Total \$5k to budget
 - General and administrative = \$5k
 - Utilities + \$3k
 - Total positive to budget +\$44k
- Reserves
 - No expenses +\$20k to budget
- Motion to Approve Treasurer Report - Mark
 - 2nd – Tony
 - Motion approved: 5-0

SUB-COMMITTEE REPORTS

ARC/VIOLATIONS

- Becky – Anthony Diazzo – moving and will be resigning from ARC.
- Becky – pressure washing issues, residents asking for extensions due to weather.
 Tony – no extensions due to weather.
 Mark – asked if any repeat offenders, PMC did not have data on this.
- Home with mowing issue – Tony advised it would be taken care of.

ARC/VIOLATIONS (continued)

- N. Forke Property - Mark brought up SF-HOA attorney opinion regarding longstanding violations/fines.
 - If a resident was not granted a new hearing after 12 months, too much time has passed and all accrued fines should be waived, until a new hearing is held.
 - Discussion of the issue and how to proceed with any residents in this status.
 - If process started now, soonest a new hearing can take place would be January, 2022. Residents must be sent a new notification, etc.
 - Becky asked if MB wants PMC to begin accounting process to wipe the existing fines. No decision yet.
- Issue with home on Greenway Street – Split AC on side of home – discussion.
 - Owner was issued a violation notice.
 - Owner asked for a standard for the A/C, this does not exist yet.
 - Owner asked if they can install screening to cover the A/C unit, but this does not address the A/C violation.
 - The ARC did not approve the A/C unit. Owner received no approval for A/C or screening.
 - The condition must be remediated.
 - ARC is scheduled to review this at next ARC meeting – date/time TBA.
- Discussion of new SOP's for the ARC.
 - Meeting scheduled for 7pm, Nov. 18, at clubhouse. Lynn Senger to assist with process.

COMMUNICATIONS (Angel Jackson)

- Angel – will be sending a newsletter, discussion.
 - Newsletter not to include 2022 elections pending update of open positions, etc.
 - ARC members to also be elected in 2022 annual meeting. 5-7 members.
 - Angel – Larissa advised she will no longer do special events, inquiry for a volunteer to lead committee to be included in newsletter.
 - Camper parking. Chris sent a link on this rule.
 - Include a link to Bermuda Run news.
 - Include mention of Santa drive by and town Christmas events.
 - Include update on RISE access road – see below under SF update.
- Paul asked about Mayor's request to hold another Town Hall meeting at KV, and volunteered to coordinate meeting.
 - Paul, Angel and Diane to schedule, socialize and setup meeting and clubhouse. Date/time – TBA – January, 2022.

Clubhouse - (Diane Pfundstein – not present)

- Mark – no news to report.
- Nest thermostat programming now working well.
- Recommend to turn down water heater during the winter.

SUB-ASSOCIATION REPORTS

Single Family (Mark Pfundstein)

- Incident at RISE building – Friday, Oct. 22 – loud music in violation of the town noise ordinance.
- Access Road to the RISE building – Mark is receiving weekly updates.
 - Work has started to improve the access road. *Angel should add to newsletter.
- Update on Glenmoor and Kilbourne common area landscaping.

Carriage Homes (Chris Fowler)

- Working on budget for 2022.

Townhomes (No Representative)

- Nothing to report

Condos (Robert Cloninger)

- Issue with overgrown Shrubs.
 - Plans to meet with Blakley, remove old shrubs and replace them.
- Condos are discussing roof replacement.

OLD-NEW BUSINESS

Playground

- Diane, Tina Goins and others met to review and discuss playground plans.
 - recommended to have more interactive items, baby swings.
- Discussion of handicap swings and ADA.
- Becky asked if they looked at the catalogs and two proposals.
 - Current amount – about \$40k.
- The area/pad is quite small to add items.
- Tina Goins also recommends BAR Equipment Company. Tony will call her to discuss.
- Becky discussed the formation of Ad Hoc committees to handle short-term projects.

Pool Security – Update (Mark Pfundstein)

- Review of equipment installed in 2018, what equipment can still be utilized.
- Now working with three vendors. Carolina, Yattel/Zirrus & Long Solutions.
- Kevin Long spent 2.5 hours on site. Remote cameras can be accessed, can playback video.
- Mark recommends keeping Derrick Millar to maintain platform, low cost, and gate access.
- Discussion of push notifications – to selected persons.
- Mark recommends increasing cameras from six to eight. Add camera at Access Gate and Clubhouse Front Door.
- Robert asked if video could be in the cloud, like Ring camera.
- Mark discussed pros/cons of each vendor.
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Lotus Plants – (pond)

- Becky discussed with landscapers. Cost to remove – \$800, using herbicide.
- Discussions to eradicate the Lotus plants or keep them.
- Jean = Motion to remove Lotus
 - 2nd – Chris
 - Motion passed: 3-2
- Tony asked for a roll call of votes.

Basketball Courts

- Complaints of dogs on basketball court. People using court as a dog run, not picking up dog waste.
- Discussion on signage and costs. Sign 12” x 6” - \$49, including installation.
- Tony – motion to install signage at basketball court.
 - 2nd – Chris
 - Motion passed: 5-0

Insurance Renewal

- Becky advised the bill has already been paid. No questions.

Meeting with Bill Hansen

- Discussion if meeting to be in person or Zoom. Date/Time TBA

Pool Expenses (Capital expenses)

- Discussion of any new furniture and costs.
- Becky mentioned three-year inspection is due for insurance. Last done in March, 2018.
- Pool Repairs – nothing major is pending. Pool is in good shape.
- Becky can have Pool Professionals speak to MB, but nothing critical. Tabled for now.

Meeting Adjourned – 7:26 pm (Tony)