

Board of Directors

Mark Pfundstein, President
 Tina Smith-Goins, Secretary
 Chris Fowler, Treasurer
 Thomas Loftin, Director
 Michael Bailess, Director

**Meeting Information**

Date: Oct 19, 2022
 Time: 6:00 pm
 Location: Clubhouse
 Meeting Type: Regular

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

Board – Attendee Name	Title	Status	Guest Attendees
Mark Pfundstein	President	Present	Diane Pfundstein - SF Board, ARC, Clubhouse
Tina Smith-Goins	Secretary	Present	Angel Jackson – Communications
Chris Fowler	Treasurer	Present	
Thomas Lofton	Director	Not Present	
Michael Bailess	Director	Present	Becky Myers - Priestley Management

Call to Order

- 5:45 pm – call to order by Mark Pfundstein.

APPROVAL OF MINUTES

- Review and approval of meeting minutes from meeting of September minutes
 - Motion to Approved – (Michael)
 - Second – Chris
 - Approved

TOPICS

- Glenmore ARC Hearing - Completed
- Replacement of Neighborhood Signage – Review Quotes
- Installation of Playground Shade – Review Quote
- Pool Contract Review
- Possibility of KV Insurance covering 1 paid employee (handyman)
- KV Tree Maintenance with Town of BR
- KV MB CCRs and Apartment Rentals

ARC Hearing:

- **Glenmore**
 - Issue:
 - Screened in porch added w/o ARC approval or DC Permit
 - Resolution:
 - Obtain DC Permit
 - Wrap all wood in vinyl/aluminum or replace exposed wood elements with vinyl or aluminum
 - Painted wood is not accepted

TREASURER REPORT:

- **Operating**
 - Cash ended: \$92,000
- **YTD**
 - Income – 29,000 received over budget due to carryover and new homes
 - Contract Pool Mtce - \$1500 over budget – rate increased mid-year
 - Pool attendant – Currently \$65000 under budget
 - Misc/Pinestraw/Contract Landscape - \$5000 under budget
 - Irrigation/Tree Removal - \$4,500 over budget
 - Total Repair and Mtce Exp - \$11,600 underbudget

- General and Admin Expenses - \$2,000 under budget
- Utilities - \$3000 under budget
- Net - \$47,000 under budget
- Reserve
 - Cash ended \$190,000
- Net income \$50,000 Under budget due to no expenses
- Motion to approve (Tina)
 - Second - Michael
- Approved

COMMITTEE REPORTS

POOL – DIANE PFUNDSTEIN

- 2023 – Request by pool attendant company to confirm if we need attendants (cost to us of \$19 per hour) or lifeguards for 2023
 - Since Diane will not be involved next year and asked for a hired pool mgr, can the pool company supply that position or something similar.
 - To handle work-load/issues
 - Tina – can we partner with other another HOA in town who has a pool and pays someone to handle pool issues (pump breakdown, etc)
 - Michael – just need an attendant to open/close pool daily

ARC

NEIGHBORHOOD TREE TRIMMING – DIANE

- Tree trimming will be paid for by town (1 time only)
 - If town is required to cover go forward, they will take the “Duke Power” approach and clear cut when needed
 - To avoid that, KV MB & SF must agree to cover costs of tree trimming go forward
- 2 ARC members went around neighborhood with tree service and identified low limbs to be trimmed

ARC GUIDELINE UPDATE – DIANE

- Looking for a rep from MB to be on committee to update ARC Guidelines to be more family friendly

Clubhouse - Diane

- Need quote to replace damaged floors

ARC VIOLATIONS - Diane

- Waiver to MB from Laurel Fork – Privacy Fence missing around Hot Tub
 - HO asking to use pull down shades instead of privacy fence
 - Will be brought forward later in meeting under violations
- Greenway – mini-split ARC request
 - Using garage as an apartment for rent (where mini-split unit is)
 - Violation letter sent to HO quoting KV CCRs
 - States homes may ONLY be used as Single-Family Residences
- Town Park –
 - Dead shrubs and not responding to requests to remove/replace
 - Diane will go to home to address
 - Will call to hearing if not resolved
- Archer –
 - Two First Key homes with neglected yards outside of fenced area
 - Becky to send hearing notice

- **Hearings needing to be scheduled:**
 - Glenmore: Two homes need hearings
 - Location 1:
 - Grass maintenance
 - Location 2:
 - Unapproved garage door paint
 - Unapproved screened porch
 - Needs to either be wrapped in vinyl or aluminum

GROUNDS:

- **Sidewalks** – City is still not fixing sidewalks
 - Tina to contact Town Manager regarding claims exposure due to injuries occurs
 - Need repaired ASAP
 - **Neighborhood signage** –
 - We need 4 “**No Swimming/kayaking**” signs (and posts) at the pond & new signage throughout the neighborhood
 - We need 2 “**No Solicitation**” signs (current signs are faded)
 - No posts needed
 - Need to add verbiage around misdemeanor offense w \$500 fine
 - Need new “**Park closes at dark**” sign at Town Park playground
 - No post needed
 - Tina has requested quotes from 3 companies.
 - None have provided quotes yet
 - Becky will get quote from prior sign company
- **UPDATE: Quotes Received – Becky to get comparison quotes**

COMMUNICATIONS - ANGEL

- **Updates going out via:**
 - Newsletters
 - Emails
- **Upcoming topics:**
 - **Halloween:** Police Patrol needed
 - Prior years Single Family board has handled scheduling and payment
 - Diane to take back to SF and get scheduled
 - **House Numbers:**
 - Call out for house numbers to be posted and visible from the front and alley

WORK ORDERS – PREISTLY (BECKY):

- Pergola – can’t find help
- Volleyball court weed control is on hold as weeds are gone

SUB-ASSOCIATION REPORTS:

Single Family – Diane Pfundstein

- Rise Fence/Easement: large boulders will be placed to each side of fence to keep golfcarts from passing through
- Concrete lattice installed as road are already failing. Town is trying to determine issue and will be responsible for resolution (\$170,000 project)

Carriage Homes – Chris Fowler

- Will have a meeting soon
- Date to be determined

Townhomes - no representative present

- No news to report.

Condos: no representative present - BECKY

- No news to report

Quads: no representative present

- No news to report

Charleston Townhomes: no representative present

- No news to report

ADJOURNMENT:

- Chris – Motion to adjourn
 - Mark 2nd
 - Approved: 5-0
 - Meeting adjourned 7:50 pm

Tina Smith-Goins - Secretary

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