

**Kinderton Village Single Family  
Board of Directors Meeting  
Monday July 27, 2022**

**Minutes**

**Call to Order at:** \_\_6:02 PM\_\_

**Present:** Diane Pfundstein, Dean Warren, Paul Dixon, Kathleen Sears, Chris Bryant  
**Cedar Management representative:** Mark Tepsich

**I. Electronic Vote Unanimously Approved Board Action Items**

Approved Minutes of the SF Board Meeting – May 23, 2022

**II. Financial –**

- A. Aged Accounts
  - 1. Paul to report
- B. Financials – Paul’s Summary
- C. Open item(s) for discussion
- D. Annual audit – timing and degree of audit to be determined (place holder for next year)
  - a. Cost to be determined for an audit for the past 5 years
  - b. Seek out impartial CPA / Accountant for types and costs.

**III. Old Business**

- A. Watering reimbursement for newly planted areas (Sarah & Jim Burke at 297 Kilbourne)
  - a. Has reimbursement occurred
- B. Master Board Meeting Notes
  - a. Discussion on filling open position vacated by Charles Akers
- C. Prioritize / postpone neighborhood ideas: (See Appendix B)
  - a. ASSIGN DUTIES (location, cost, timing, etc)
  - b. Dog Park (Diane)
    - i. Mark to check on liability issue
    - ii. Fencing cost with Diane (need options)
    - iii. Determine best area (to review with MB)

- c. Tennis / Pickleball courts
- d. Social gatherings / Picnic area (Kathie)
- e. Community Garden
- f. Safety Mitigations (Chris)
- g. Online voting opportunity (Diane to investigate several 3<sup>rd</sup> party services)
- h. Utilize technology / social media to reach out to KV residents to make SF HOA more transparent and accessible

D. Discuss timing of paving (Ruston Paving)

- a. Paving completed on Friday, 07/22/22
- b. Review invoice (*to be distributed at meeting*)
- c. \$41,181 to be moved from Reserve to Operating account
- d. Invoice sent to Cedar on 07/25/22. Cedar to make payment by August 3, 2002, invoice paid.

E. Signs – no update since last meeting (See Appendix E)

- a. Stop signs to be moved back 4' in front of sidewalk crosswalks – according to BR, the cost is \$46K and will be split over 2 budget years
- b. Painted white lines to be covered and repainted in June 2022, not done

F. Motion at annual meeting passed to review CCR's stating an in-person quorum is required.

- a. Can we modify the CCR to include an on-line quorum
- b. Need 70% approval for this change
- c. Mark to review legal wording and cost to move forward
  - i. How are KV email addresses being organized and maintained
  - ii. How do we update the list and maintain it?

G. Effort to reduce speeding in neighborhood

- a. Speed limit signage
- b. Speed humps versus speed bumps
  - i. Chris to meet with BR Planning Council regarding speed humps
  - ii. Chris also to discuss sidewalk situation with the bumps.

H. Monthly inspection / violation report (merging with MB report)

- a. ARC member to have Single Family violation report to be on the ride-along with MB to merge reports. - Diane

## **V. New Business**

- A. Homes Urban meeting with residents on July 27<sup>th</sup> at 6:00 PM at the KV clubhouse.
  - a. Social network notification (to simply state it's a fact-finding meeting)
- B. 4th of July Committee to receive \$100.00 for the parade (paid)

## **VI. Open Floor**

- A. Tree hit by lightning to be serviced at no charge.
- B. Sidewalk repair (responsibility and timing) Chris will discuss with BR
- C. Tree trimming (who will take responsibility for it). At this time homeowner responsible for side of tree facing home, BR responsible for street side.

## **VII. Adjournment: 8:02**

Next meeting August 22, 2022