

**Kinderton Village Single Family
Board of Directors Meeting
Monday, August 29, 2022
Meeting Minutes**

Call to Order at: 6:03

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 – July 25, 2022

II. Financial –

- A. Aged Accounts
 - 1. Paul to report
- B. Financials – Paul’s Summary
 - a. Liens on all owners with balances over \$500
- C. Open item(s) for discussion
 - a. Two accounts late (over \$300) with non-payment of dues
 - b. Late payment notice has been sent.
- 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.
 - c. Potential auditor: L Douglas Johnson (out of Greensboro)

III. Old Business

- A. Master Board Meeting Notes
 - a. Budget discussed at meeting
- B. Prioritize / postpone neighborhood ideas
 - 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. Social gatherings / Picnic area (Kathie)

- d. Safety Mitigations (Chris)
- e. Online voting opportunity (Diane to investigate several 3rd party services)
- f. Utilize technology / social media to reach out to KV residents to make SF HOA more transparent and accessible

C. Signs

- 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
 - a. Painted white lines to be covered and repainted in June 2022, not done by BR
- b. 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
- c. Homes Urban attempt to rezone property adjacent to KV
 - a. BR Planning Board recommended AGAINST rezoning
 - b. Town Council meeting on September 13th @ 6:00 PM
 - i. Attempting to change location to accommodate more people.
- d. Sidewalk repair (Chris to investigate alternative repair option – instead of shaving)
- e. Tree trimming (who will take responsibility for it)
 - a. Split \$6,000 cost between KV and BR.

V. New Business

- A. Bermuda Run Town Council Meeting, September 13th 6:00 pm, 136 Medical Drive, Calvary Baptist Church West.

VI. Open Floor

- A. Motion to open monthly board meeting to KV residents, approved
 - a. 1st half for private meeting with BOD
 - b. 2nd half open to residents
 - i. Residents to listen to public portion of board meeting.
 - ii. Residents to submit request to discuss topic of their choice
 - iii. Time limits to be determined

VII. Adjournment: 7:56

Next meeting Tuesday, September 27th, at Clubhouse