

**Kinderton Village Single Family
Board of Directors Meeting
Monday, October 24, 2022**

Minutes

Call to Order at: 6:05

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

I. Approval of September minutes

- A. Approved Minutes of the SF Board Meeting – September 27, 2022

II. Financial (closed meeting) –

- A. Aged Accounts
 - 1. Paul to report
- B. Financials – Paul’s Summary
 - a. Move some portion of Reserve account to short-term CD
- C. Open item(s) for discussion
 - a. Effective 11/01/22 moving from First Citizens Bank to Alliance Association Bank
- D. Violation collections
- E. 2023 Budget – completed
- F. 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.
- G. Monthly ARC / Pool / Clubhouse report to provide overview of issues / opportunities.
 - a. Pool having issues with pump and wiring. MB

III. Old Business (Open meeting)

- A. Junipers for Oakwind Drive, we have a quote Plan to plant soon.
 - a. Meeting with Nick from JL Exterior Maintenance, go over landscaping plan for 2023
- B. Master Board Meeting Notes
 - a. Tree trimming, currently discussing with Bermuda Run.
- C. BR Town Council Agenda Meeting Notes
 - a. Rapid SOS (mobile app) can be installed on everyone’s phone.
 - b. House number ordinance to be reviewed

