

**Kinderton Village Single Family
Board of Directors Meeting
Monday, November 28, 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 October minutes

- A. Approved Minutes of the SF Board Meeting – October 24, 2022

II. Financial (closed meeting) –

- A. Aged Accounts
 - 1. Report on delinquent accounts
- B. Financials
 - a. Move some portion of Reserve account to short-term CD
 - b. Motion to invest \$25,000 in a short-term CD
 - c. Motion made and passed to arrange for a three-year audit
- C. Open item(s) for discussion
- D. 2023 Budget – Need formal vote for approval: unanimously approved

III. Old Business

- A. Junipers for Oakwind Drive
 - a. Diane met with JL Exterior Maintenance to discuss SF common property improvements
 - b. Discussion on renewing landscaping contract, get a quote on landscaping the entire SF common areas.
- B. BR Town Council Agenda Meeting Notes
 - a. Citizen's concerns
 - Working together between KV and BR
 - Sidewalk repair
 - Tree trimming
 - b. Items for consideration
 - Renewal agreement for 5 years with the Sheriff's office
 - Blue Heron trail ahead of schedule, will open in January 2023 (partially)

- C. Discussion on renewing landscaping contract
 - a. Get a quote on landscaping the entire SF rea
- D. Fencing around utility box at the emergency road to Rise, who is responsible
- E. Signs – no update since last meeting
 - 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 (need current status)
 - c. BR Comprehensive Plan to include this project. Plan to be publicized 1st quarter 2023.
- F. Preparation for 2023 Single Family HOA voting.
 - a. In addition to in-person voting and paper proxies, Docusign will be used to allow residents this binding online convenience.
 - b. We have a limited version of Docusign through Chris B. KV needs to create its own account.
- G. Effort to reduce speeding in neighborhood
 - a. Speed limit signage
 - b. Speed humps versus speed bumps
- H. Sidewalk repair
 - a. Chris’ effort to raise sidewalk was successful.
 - i. Investigate cost and time to do rest of sidewalk
 - ii. Prioritize (from largest safety hazard to least hazardous)
- I. No parking signs are down at RISE access. Need to be placed back into position
- J. Sail over playground to cool off equipment during Summer
- K. Neighborhood Watch: Not a patrol, but more awareness (e.g. lighting, trimmed shrubs, etc.)

IV. Closed meeting adjourned at 6:52

VII. Open Meeting

BR stop signs and crosswalks

Speed humps

Docusign

Tree trimming, motion moved and approved to go ahead with the trimming of the trees to 14’

Who is responsible for removing a tree that has died?

Sound barrier (will there be additional sound barriers on I-40)

Discussion on email that SF owners received today

VIII. Adjournment 8:34