

Board of Directors
 Mark Pfundstein, President
 Mark Bailess, Vice-President
 Vacant, Secretary
 Chris Fowler, Treasurer
 Thomas Lofton, Member at Large



Meeting Information
 Date: January 18, 2023
 Time: 5:45 pm
 Location: Zoom Meeting
 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 - Clubhouse (via Zoom)
Michael Bailess	Vice-President	Present	Angel Jackson – Communications
	Secretary	Present	Chet Spsychalski – Town Homes
Chris Fowler	Treasurer	Present	Dean Warren SF Board (Via Zoom)
Thomas Lofton	At-Large	Present	Becky Myers - Priestly

Call to Order

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

Approval of Minutes

- Review and approval of meeting minutes from meeting of November 16, 2022.

Treasurer Report

- Operating cash \$59,289.
- Reserve cash \$236,000.
- YE Operating income - +\$30,000 overdue assessments paid by Cedar and new homes.
- YE Operating Net - \$41,000 under budget.
- YE Reserve Expenses/Income - \$62,000 under budget due to no expenses.
- All checks and bank statements look good.
- Motion to transfer \$50,000 Reserve Cash to CD-Mutual of Omaha Bank for 13 months from Chris, second from Mark, all approved.
- Motion to Approve Treasurer’s Report – Michael motioned, Second - Mark.
 Approved: 3-0

Reserve Study Distribution

- Discussion related to posting of financial statements on KindertonVillage.org, in this instance the capital reserve study.
- Becky Myers had previously commented that since her tenure began in early 2017, monthly financial reports have not posted.
- The primary reasoning behind this guidance was that our website is open to the public without any limitation to access that data.
- However, since KV HOA financial information is available to owners, that information can be sent directly to an owner upon a written request.

KV MB Legal Fees

To address actions brought forth by the KV SF BOD, the Master Board has incurred \$4,661.93 in attorney expenses.
<http://www.kindertonvillage.org/index.php/library/miscellaneous-documents?download=522:kv-mb-hoa-reply-to-sf-concerns-bod-vacancy-08-24-2022>

<http://www.kindertonvillage.org/index.php/library/miscellaneous-documents?download=519:kv-sf-hoa-master-board-formation-concerns-11-28-2022>

<http://www.kindertonvillage.org/index.php/library/miscellaneous-documents?download=518:kv-mb-hoa-reply-to-formation-concerns-by-sf-12-15-2022>

COMMITTEE REPORTS

ARC – Diane Pfundstein

- Need response from volunteers.
- While reviewing the ARC Guidelines on KV HOA site, it should be pointed out that on Page 7, the Effective Date of May 18, 2020 for Exterior Structures (pergolas) does not reflect the approved date of that change. http://www.kindertonvillage.org/phocadownload/Rules-and-Regultions/ARC%20Guidelines-Standards-Specifications_Effective%208-18-17.pdf
- Please reference the March 2016 meeting minutes when the Master Board voted and approved changes that addressed the installation of pergolas and permissible materials. <http://www.kindertonvillage.org/index.php/library/category/47-meeting-minutes-for-2016?download=233:march-16-2016>
- At this time, there was not a decision reached on how to best reflect the differences in the approval date from 2016 and the effective date on the ARC Guidelines.

Communications: Angel Jackson

- Calendar events updated – Recycling added
- To remove Speakout – Form to allow interaction but not used.
- Looking to redo website, make it easier; needs suggestions
- For budgets/financials, add tab to ask for them through Cedar/Priestly

SUB-ASSOCIATION REPORTS

Single Family – Dean Warren

- Nothing to report.

Townhomes: Chet Spychalski

- Renovations underway.

Carriage Homes – Chris Fowler

- Meeting held December 2022, same President (Helen Kelly), Treasurer (Chris Fowler).
- Raised dues to accumulate reserves.

Condos: no representative present

- No news to report

Quads: no representative present

- No news to report

Charleston Townhomes: no representative present

- No news to report

VIOLATIONS

- Had a 6pm violation meeting with homeowner, no show.

ONGOING BUSINESS

- Mark mentioned Handyman needed, maybe Summit Services, for pergolas, pool columns, playground, etc..
- Mark motioned to proceed with Summit Services for pool columns \$1400 + tax, Michael second, all approved.
- Signs discussion, picnic tables remain in limbo, playground shade, Chris to take for action.
- Motion to have pine needles replaced, Michael second, all in favor.
- February 28th is annual meeting.

Adjournment

- Chris – Motion to adjourn
 - Mark – 2nd
 - Approved: 3-0
 - Meeting adjourned 8 pm

