

Board of Directors

Mark Pfundstein, President
 Tina Smith-Goins, Secretary
 Chris Fowler, Treasurer
 Thomas Loftin, Director

**Meeting Information**

Date: August 24, 2022

Time: 5:45 pm

Location: Clubhouse

Meeting Type: Zoom/Annual Budget

**Minutes of the
 Kinderton Village Residential Homeowners Master Association Board of Directors**

Board – Attendee Name	Title	Status	Guest Attendees
Mark Pfundstein	President	Present	
Tina Smith-Goins	Secretary	Present	
Chris Fowler	Treasurer	Present	Becky Myers - Priestley Management
Thomas Lofton	Director	Present	

Call to Order

- 5:50 pm – call to order by Mark Pfundstein.

Approval of Minutes

- Review and approval of meeting minutes from:
 - KV Master Board Minutes 07-20-2022

The agenda this month is solely for planning and approval of the Master Board Annual Budget for 2023. Committee members and sub-association representatives will resume their attendance next month. Any further items for discussion will be addressed at time permits.

Review of Master Board 2023 Budget

- Budget discussion
- Change reserve to include \$45,000 of expenses
- Change Misc pool to \$4000
- Contract for Pool Maintenance – In 2023, may look @ other companies
- Pool attendant discussion – Expenses trended a bit lower in 2022.
- HVAC – Discussion of the bi-annual cost of \$250, Reduce General and Misc
- Dell mowing – discussion
- Pine straw to \$2500
- Pest Control to \$240

Mark motion to approve the budget as presented:

Second - Thomas – 4/0 approve

COMMITTEE REPORTS

- Committee members will resume their attendance next month.

Overall Work Orders:

- Will be reviewed at next monthly meeting

SUB-ASSOCIATION REPORTS

- Sub-association representatives will resume their attendance next month

ONGOING BUSINESS

- To expand potential vendors to perform miscellaneous carpentry, Becky will inquire if FirstChoice-Personnel could provide a handyman under the coverage of their company.
- Locate goose remediation company
 - Chris and Thomas both have potential contacts for such a service.

Adjournment

- Mark – Motion to adjourn
 - Chris 2nd
 - Approved: 4-0
 - Meeting adjourned 7:45 pm

Chris Fowler –Treasurer
Kinderton Village Residential Homeowners Master Association Board of Directors