

**Board of Directors**

Roger Williams, President  
 Camie Osborne, Vice President  
 Jeff Hinkle, Secretary  
 Chris Fowler, Treasurer  
 Diane Pfundstein, Clubhouse



HOME OWNERS ASSOCIATION

Minutes of the

Kinderton Village Residential Homeowners Master Association Board of Directors

**Meeting Information**

Date: July 18, 2018

Time: 5:00pm

Location: Club House

Meeting Type: Regular

Attendee Name	Title	Status	Guest Attendee's
Roger Williams	President	Present	Lynn Senger ARC
Camie Osborne	Vice President	Absent	Patty Krasienko – National Night Out
Jeff Hinkle	Secretary	Present	Larissa Brenner - Interim Single Family President
Chris Fowler	Treasurer	Present	
Diane Pfundstein	Clubhouse Chair	Present	

**Call to Order**

Meeting was called to order by Roger Williams at 5:00pm.

**Committee Reports**

ARC: Lynn Senger

- Only (3) violations noted for this month.
- Volunteers needed for ARC Committee.

Club House: Diane Pfundstein

- Online rental of Clubhouse is working very well.
- No major problems to report.
- Cleaning chemicals are stored in the Kitchen. All chemicals to be removed and stored with pool/cleaning supplies.

Waterfowl Containment: Roger Williams

- (76) birds have been removed to date at the cost of \$2,200.00 as per the contract.

Pool: Diane & Mark Pfundstein

- New table has been replaced from umbrella left open.
- Small signs are now attached to umbrellas to remind those to close them when not in use.

Communications: Angel Jackson

- Absent

**Sub-board Reports**

Single Family Board: Larissa Brenner – Interim President

- Pool access activation / deactivation. Processed weekly by Priestly Management.
- Pool attendant. One is contracted for weekends and Holidays.
- Picnic shelter proposal. This is still in the design process. Square footage will determine if an architect will be required.

**Approval of Minutes**

Minutes from the June 20th 2018 meeting were approved.

**Management Reports**

Annual Plan

- National Night Out is added to the plan.

Violations

ARC Requests

**Ongoing Business**

- I-40 DOT claim status. This is a lengthy process. NCDOT has filed for condemnation of property.
- I-40 Wall. Nothing in writing has been received to date on approval or denial of wall extension.
- Grading of the high bank at the Quad's along the lake's southern shore. Should be completed this week.
- Alarm System; security cameras and access cards for clubhouse.

**New Business**

- National Night Out Proposal – Yearly from 6-8 PM on August 7<sup>th</sup>, 2018.
- Dog Walker Watch Program Proposal.
- The 2<sup>nd</sup> toilet in the Women's restroom is out of order.
- Fall replacement plants.
- Pool waiver request.
- Golf carts driven on the sidewalks by minors.

- Neighborhood yard sales.

### **Motions**

- Motion was made by Chris Fowler and seconded by Roger Williams to accept the National Night Out Proposal and reimburse Patty Krasienko the \$35.00 fee she paid for the national registration. Motion passed 3-0.
- Motion was made by Jeff Hinkle and seconded by Roger Williams to replace the out of order toilet in the Women's restroom and the toilet in the Men's restroom. They are the same type and are not repairable. Motion passed 3-0.
- Motion was made by Chris Fowler and seconded by Roger Williams to accept the quote for the new security cameras at \$2,099.46 and get more information on security lock prices and types. Motion passed 3-0.
- Motion was made by Chris Fowler and seconded by Roger Williams to approve (1) pool waiver and amend (1) pool waiver to one of the two weekends requested. Motion passed 3-0.
- Motion was made by Chris Fowler and seconded by Roger Williams to accept the \$400.00 quote for replacement of damaged plants for this fall season. Motion passed 3-0.

### **Tabled for Later**

- Park benches on Sweet Water, Winsor Circle and Lakeside.
- Shelters and Willow Trees on the lakes North shore.
- Playground shade cloth.
- Pond report from Dragonfly pending completion of grading.
- Neighborhood yard sales.

### **Treasurer's Report**

- Financial report on track to date.

### **Announcements**

- [Click or tap here to enter text.](#)

### **Adjournment**

Motion was made by Chris Fowler and seconded by Roger Williams at 6:44pm. Motion passed 3-0.

Jeff Hinkle, Secretary

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