

**Board of Directors**

Roger Williams, President  
 Vacant, 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: September 19, 2018  
 Time: 5:00pm  
 Location: Club House  
 Meeting Type: Regular

Attendee Name	Title	Status	Guest Attendee's
Roger Williams	President	Present	Jean Mock
Vacant	Vice President	Absent	
Jeff Hinkle	Secretary	Absent	
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

Club House: Diane Pfundstein

- Discussion of Club House issues regarding trees and insects.
- Discussion regarding the alarm system and security.
- New video cameras installed.

Waterfowl Containment: Roger Williams

Pool: Diane & Mark Pfundstein

Communications: Angel Jackson

- Absent

**Sub-board Reports**

Single Family Board: Larissa Brenner – Interim President

**Approval of Minutes**

Minutes from the August 15, 2018 meeting were approved.

**Management Reports**

Annual Plan

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

Violations

ARC Requests

**Ongoing Business**

- I-40 DOT claim status. This is a lengthy process. NCDOT has filed for condemnation of property. Letter received from NCDOT. Lawyer will handle.
- 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**

- Playground inspection and proposed repairs completed. Waiting on quote for repairs. Priestley Management is working on insurance pricing.
- Discussion regarding two hearing orders.
- Roger identified someone who will serve. Will meet on Friday.
- Single Family yard sale is approved for October 13, 2018.
- Discussion regarding the tree between the sidewalk and street on Rosewalk Street. Priestley Management will discuss with Lee Rollins, Town Manager.
- Engineering firm will be hired to do an assessment of our assets.
- Budget discussion, approved as amended with no dues increase.
- Thermostat for Club House, second quote remains to be received.

- Discussion regarding representation from Quads.

## **Motions**

### ***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 6:50pm. Motion passed 3-0.

Jeff Hinkle, Secretary  
Kinderton Village Residential Homeowners Master Association Board