

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: October 17, 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	Larissa Brenner - Interim Single-Family President
Jeff Hinkle	Secretary	Present	Angel Jackson
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

- Several violations noted for this month for mildew.
- Volunteers needed for ARC Committee.

Club House: Diane Pfundstein

- New chairs were purchased for the Club House. Old chairs have been sold.

Waterfowl Containment: Roger Williams

➤

Pool: Diane & Mark Pfundstein

➤

Communications: Angel Jackson

- Web site is up to date.

Sub-board Reports

Single Family Board: Larissa Brenner – Interim President

- Single Family Board would like to install lighted artificial wreaths at the entrances in lieu of the live wreaths provided by the Town of Bermuda Run.

Approval of Minutes

- Minutes from the September 19, 2018 meeting approved.

Management Reports

Annual Plan

➤

Violations

➤

ARC Requests

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Work Orders

- Repair of Monuments at front entrance.

Ongoing Business

- Alarm system and access cards for Club House will be discussed in the January 2019 meeting.
- I-40 NCDOT claim status is ongoing.
- Playground quote for inspection repair. No quote to date.
- Pond repairs. Leak in riser pipe. Damage to dam if not repaired. Pond will have to be lowered a minimum of 12 inches to repair.
- Reserve study

New Business

- Pressure washing of Gazebos.
- Discussion of amendment "D" and yard sales.
- Tree removal request at 104 Waverly Street.
- Chlorine pool verses salt water pool.
- New pool contract.

- Electric shock study of pond needed before road construction begins. Base study and second test after road construction to determine silt damage to fish.

Motions

- Motion was made by Chris Fowler and seconded by Roger Williams for the pond repairs to begin January 2019. Motion passed 3-0.
- Motion was made by Roger Williams and seconded by Jeff Hinkle for the pool to remain using chlorine. Motion passed 3-0.
- Motion was made by Roger Williams and seconded by Chris Fowler to accept the new pool contract minus the attendant until a later date. 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. Parking, traffic issues.
- Reserve study.
- Muskrat and wave erosion control.
- Electric shock study of pond. Need representative from Dragon Fly.
- Pressure washing of Gazebos until Spring 2019.

Treasurer's Report

- Budget verses actuals in line.
- Reserve fund balance on track.

Announcements

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Adjournment

- Motion was made by Roger Williams and seconded by Chris Fowler at 6:15pm. Motion passed 3-0.

Jeff Hinkle, Secretary
Kinderton Village Residential Homeowners Master Association Board