

**Board of Directors**

Jeff Hinkle, President  
 Tony Krasienko, Vice President  
 Paul Dixon, Secretary  
 Chris Fowler, Treasurer  
 Jean Mock – Member at Large

**Meeting Information**

Date: July 17, 2019  
 Time: 5:30 pm  
 Location: Club House  
 Meeting Type: Regular

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

Board – Attendee Name	Title	Status	Guest Attendees
Jeff Hinkle	President	Present	Kathie Sears – Single Family HOA
Tony Krasienko	Vice President	Not Present	Geraldine Carter- ARC
Paul Dixon	Secretary	Present	Becky Myers – PMC
Chris Fowler	Treasurer	Present	Diane Pfundstein – Pool Committee
Jean Mock	Member at Large	Not Present	Angel Jackson - Communications

***Call to Order***

- 5:32 pm – call to order by Jeff Hinkle.

***Approval of Minutes***

- Motion from Jeff Hinkle and seconded by Chris Fowler to accept minutes from the May 15 meeting.  
 Motion passed 3-0.

***Committee Reports***

Communications: Angel Jackson

- Report of some loose dogs in neighborhood.
- 4<sup>th</sup> of July event went well.
- Single Family Elections completed.
- Condo parking lots have been paved.
- Discussion of National Night Out – waiting input from Larissa.
- Discussion of 911 call from a young girl that was stuck in mud in retention ponds between neighborhood and soccer fields, near Sportplex construction site. Residents need to be aware of this danger.
- Persons using pool area to clean up after themselves.

Pool/Clubhouse: Diane Pfundstein

- Discussion on pool attendant, there were some concerns expressed by residents.
- No complaints about attendant on social media.
- Tables are messy, persons using pool area need to clean up after themselves, tables are messy.
- PMC will request some cleaning.
- There is a leak in ground near pool entrance, probably irrigation, PMC will have it checked.
- Discussion on pool vacuuming, it is not everyday.
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ARC – Geraldine Carter

- 48 applications – YTD.
- 5 – MTD – July.
- 5 - completed
- Number of violations is down.
- Gazebo put up that is free standing is a violation, it will need to come down.
- ARC needs volunteers.
- Boat that was parked on Bridgewater has been removed. Did not belong to resident where it was parked.
- Discussion on other violations.

Waterfowl Containment: Roger Williams (not present)

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### ***Sub-Board Reports***

Single Family Board: Kathie Sears

- Discussion on complaints about possible Air BNB on Town Park, PMC attempting to locate owner.
- Discussion of funding to SF Board for events in 2020,

Carriage Homes: Chris Fowler

- No news to report.

Townhomes - no representative present.

- No news to report.

Condos – no representative present.

- No news to report

Quads – no representative present.

- No news to report

### ***Comments from residents.***

- N/A

### ***Management Reports - Treasurer Report (Chris Fowler)***

- Operating Fund Balance \$27,947.34
- Reserve Fund Balance - \$51,523.58
- Waiting on claim settlement from State for I-40 project.

### ***Ongoing Business***

- I-40 claim has been settled, waiting on settlement - \$12,000.
- New permanent volleyball net is in place, PMC will ask installers to check on net, net is loose.
- Wood around volleyball area is rotting. PMC is waiting on quote.

### ***New Business***

- Chemical pump on pool needs replacing. Motion to approve new pump – Jeff. Second – Chris  
Approved 3-0

### ***Work Orders***

- Check shower in pool area – replace showerhead?
- Repair doors transoms in clubhouse.

### ***Tabled for Later or Removed from Consideration***

- N/A

### ***Announcements***

- N/A

### ***Adjournment***

- Motion was made by Jeff Hinkle and seconded by Chris Fowler at 6:27 pm. Motion passed 3-0.

Paul H Dixon, Jr. - Secretary

Kinderton Village Residential Homeowners Master Association Board