

Board of Directors

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

**Meeting Information**

Date: Sept. 18, 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	Becky Myers – PMC
Tony Krasienko	Vice President	Present	Larissa Brenner – Single Family President
Paul Dixon	Secretary	Present	Geraldine Carter- ARC
Chris Fowler	Treasurer	Present	Diane Pfundstein - Pool/Clubhouse
Jean Mock	Member at Large	Present	Angel Jackson - Communications

Call to Order

- 5:35 pm – call to order by Jeff Hinkle.

Approval of Minutes

- Motion from Jeff Hinkle and seconded by Chris Fowler to accept minutes from August 20, 2019 meeting.
 Motion passed 5-0.

Approval of 2020 Budget

- Motion from Jeff Hinkle and seconded by Chris Fowler to approve 2020 budget from August 20, 2019 meeting.
 Motion passed 5-0.

Committee Reports

Communications: Angel Jackson

- Upcoming yard sale posted.
- Discussion of some trash cans not being brought in from curb.
- Discussion of grass not being cut in area near rear basketball court.
- Movie night in Oct. – TBA by Larissa.
- Discussion of neighbor putting trash in other neighbor's trash bin.
- Dog waste bag dispenser, located in park in front of condos. Still finding dog droppings around condos.

Pool/Clubhouse: Diane Pfundstein

- Discussion of using clubhouse for other functions – i.e. yoga or other classes. This is not allowed according to current by-laws, if it is a business or charges money to attendees.
- PMC – will check into using clubhouse for classes, etc.
- Some residents have asked if pool closing can be extended until a later date.
- PMC – will see if we can an extension from pool company.
- Pool furniture dirty, residents need to clean up after use.
- Diane has been cleaning clubhouse several times, will not do it any more.
- Dead bugs in clubhouse, pest control treats the clubhouse once a quarter.
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ARC – Geraldine Carter

- 58 applications – YTD.
- 10 recent applications – all completed.
- Discussion of violations.
- Discussion of containers to screen trash bins. Need to clarify if they can be used and specific type.
- A/C in condo windows, have been sent a final notice.
- Solar Panels in some yards, needs to be investigated for possible violation.
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Waterfowl Containment: - no issue, remove this topic from future meetings.

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Sub-Board Reports

Single Family Board: Larissa Brenner

- Discussion on Town of Bermuda Run - possible removal of trees along Kilbourne, were not approved.
- Master board will defer tree issue for now.
- Request to clarify the mowing area along Oakwind and Kilbourne. Also, area behind North Fork, Blakely cuts this.
- Becky requested SF Board to request Cedar to send closing details and copies of deeds to PMC on a timely basis. If not received timely this can affect the dues received by the Master Board.

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

- Discussion of some residents using neighbor's trash bins.

Management Reports

Treasurer Report (Chris Fowler)

- Operating Fund Balance \$34,653.37.
- Reserve Fund Balance - \$55,619.60.
- Waiting on claim settlement from NCDOT - \$14,000.

Ongoing Business

- I-40 claim – still waiting on payment from NCDOT - \$14,000.
- Volleyball court. PMC is waiting on another quote for wood or other type of border.
- Discussion on clubhouse cleaning – cost of cleaning and more signage and wipes needed to clean up.
- Will NCDOT extend sound barrier along I-40. It will not be extended to end of pond.
- Park Benches on Pinewood – on hold for now.
- Repair of broken benches in gazebo in front common area, PMC to obtain pricing.

Management Report – from PMC (Becky Myers)

- Contract renewal – not required unless terms or rates change.

Work Orders

- N/A

Tabled for Later or Removed from Consideration

- Tree removal along Kilbourne.

Announcements

- N/A

Adjournment

- Motion was made by Jeff Hinkle and seconded by Chris Fowler at 6:35 pm. Motion passed 5-0.

Paul H Dixon, Jr. - Secretary
Kinderton Village Residential Homeowners Master Association Board