

Board of Directors

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

**Meeting Information**

Date: Nov. 21, 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	James Brown - PMC
Tony Krasienko	Vice President	Present	Kim Mullins - PMC
Paul Dixon	Secretary	Present	Geraldine Carter- ARC
Chris Fowler	Treasurer	Not Present	Diane Pfundstein - Pool/Clubhouse
Jean Mock	Member at Large	Not Present	Larissa Brenner – President, SF- HOA

Call to Order

- 5:40 pm – call to order by Jeff Hinkle.

Approval of Minutes

- Motion from Jeff Hinkle and seconded by Tony Krasienko to accept minutes from Oct. 16, 2019 meeting. Motion passed 3-0.

Committee Reports**Communications: Angel Jackson (not present)**

- Nothing to report.

Pool/Clubhouse: Diane Pfundstein

- Priestly asked to confirm the cleaning schedule at clubhouse, PMC to provide cleaning company with Diane's number to call Diane to arrange times.
- Still a water leak in the ground near clubhouse, PMC will check into this.
- When it snows, who is going to clean snow from sidewalk leading into clubhouse, PMC to purchase a snow shovel. Needs to be decided who will take care of this during snow.
- Video cameras require maintenance around clubhouse, PMC to check into these issues.

ARC – Geraldine Carter

- 70 applications – YTD.
- 10 recent applications in October – all completed.
- ARC has completed guidelines for type of storage units to store trash bins, all must be approved by ARC.
- ARC asked that this letter be posted on newsletter.
- Paul - discussion on common area behind new homes on Kilbourne – there is a 3 acre site, and county does not list any current owner, this will likely be part of Master Board HOA, once the new homes are completed. New owners should be aware of this and will become part of KVMB HOA responsibility.

Sub-Board Reports**Single Family Board – Larissa**

- Halloween trick or treating went well, carried over to second night due to the bad weather on 31st. Sherriff's deputy had to be arranged for both nights.
- Discussion of trees along easement area along Kilbourne Drive. Single Family HOA and homeowners do not want them removed. The Town of Bermuda Run does not want to maintain them and wants them removed, as they were not approved. PMC will discuss this issue with Town of Bermuda Run and advise.
- Issue of leaning tree behind 190 Parkview, the tree is on land that belongs to the Single Family HOA, they will get a quote to remove the tree.

Carriage Homes - no representative present

- 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

Management Reports

Treasurer Report – Chris Fowler – not present.

- Still waiting on claim settlement from NCDOT - \$14,000.
- Operating Fund Balance \$31,549.89.
- Reserve Fund Balance - \$57,762.60.

Ongoing Business

- I-40 claim – still waiting on payment from NCDOT - \$14,000.
- Voted on pool deck repairs: motion by Jeff, second by Tony. Motion passed 3-0 to proceed with repairs ASAP.
- Automated Chemical Controller for pool, quote provided by PMC, decided to table until December meeting.
- Volleyball court. PMC received second quote which does not include removal of old wood, board decided to review again at December meeting.
- PMC presented some new rental agreement drafts, to be reviewed and discussed at December meeting.
- Discussion of slope, next to basketball court – this is now being maintained by Blakley.
- Discussion on quote for installation of emergency phone at pool, decided to postpone until December meeting.
- Park Benches on Pinewood – still on hold.
- Repair of broken benches in gazebo in front common area, PMC to obtain pricing.
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New Business - Comments

- Diane - Mail Kiosk lights – not working, Parkview and Old Towne, this is a KVMB issue.
- Diane - Mail Kiosks need cleaning.
- Diane - Fence at Basketball Court – has been pulled loose.
- Diane - Some landscapers are blowing leaves into the street, not being piled on curb for collection properly.

Management Report – from PMC

- **James Brown and Kim Mullins** – PMC – filling in for Becky.
- Nothing new to report.

Announcements/Requests

- None

Adjournment

- Motion to adjourn was made by Jeff Hinkle and seconded by Tony. Motion passed 3-0.
- Meeting adjourned at 6:30 pm.

Paul H Dixon, Jr. - Secretary

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