

Board of Directors

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

**Meeting Information**

Date: May 20, 2020
 Time: 5:30 pm
 Location: Clubhouse
 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 (via telephone)
Tony Krasienko	Vice President	Present	Larissa Brenner – SF HOA
Paul Dixon	Secretary	Present	Brian Sondag - Resident
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:30 pm – call to order by Jeff Hinkle.

Approval of Minutes:

- Motion – Jeff Second - Jean
 Meeting minutes from April 15, 2020 were approved 5-0 (also approved via e-mail)

Presentation by Brian Sondag – regarding tree planting along the streets (newer areas)

- Board allocated time for resident Mr. Brian Sondag.
- Mr. Sondag presented to the board his concerns regarding the difference in the older and newer sections of Kinderton Village (trees along streets). The presentation included a history of the trees being planted along the streets and the later changes by the developer and builders to discontinue planting trees along the street. Mr. Sondag recommended that new trees are planted along the street in the new sections to improve the neighborhood aesthetics and maintain home values. Mr. Sondag also had examples of other types of trees that will not damage the sidewalks, as the Pin Oaks have in the older sections.
- Brief question and answer session with Mr. Sondag.

Approval of Minutes from April Meeting:

- Motion – Jeff Second - Chris
 Meeting minutes from April 15, 2020 meeting were approved 5-0 (also approved earlier via e-mail)

Treasurer Report – Chris Fowler

- Operating Fund Balance - \$52,484.72.
- Reserve Fund Balance - \$81,955.08.
- Operating Revenue \$9000 for over budget YTD, in part due to new homes.
- Reserve Fund - \$19000 over budget largely due to claim payment.
- All accounts and outgoing payments are in good order.

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

- New ARC form regarding Pergolas and Gazebos.

Pool/Clubhouse: Diane Pfundstein (not present)

- Clubhouse can be rented as long as users abide by all Covid-19 guidelines, must be less than 20 persons.
- Pool Opening – Gov. Cooper announced May 20 that North Carolina will proceed to Stage 2 of reopening, effective May 22, at 5pm. Discussion of extensive safety requirements under Stage 2, all agreed KV pool must be in compliance with state guidelines. Pool opening date cannot be set until all requirements are met – this process is on-going and no vote or decision regarding an opening date at this meeting. As soon as a date is set, all residents to be notified of date and Covid-19 requirements.

ARC – Geraldine Carter (not present)

- Geraldine Carter has resigned her position on ARC, board is now seeking a replacement volunteer for ARC.
- Pergolas and Gazebos: Present rules require that these structures are approved by the ARC and that they must be attached to the home or anchored to foundation of patio or home. Gazebos will not be allowed, pergolas must be made of vinyl or metal, wood not allowed.
- Vote on above to allow Pergolas under only, made of vinyl or metal.
Motion – Jeff Second – Chris Approved: 5-0

Sub-Board Reports

Single Family Board – Larissa Brenner.

- Discussion on violation letters and how they are sent out by Cedar or PMC.
Becky advised that violation letters are sent out based on PMC inspections.
During Coronavirus PMC has scaled back inspections and violation letters, unless violation is extreme.
PMC is still sending e-mails or calling the violators.
Agreed that it is in order to start sending violation letters again.

Carriage Homes – Chris Fowler

- One new resident.

Townhomes - No representative present.

- No news to report.

Condos: No representative present.

- No news to report

Quads: No representative present.

- No news to report

Ongoing Business

- Beach Volleyball Court– Border Replacement:
Becky will follow up on installation of new border material, should be in next 1-2 weeks.
- Pond Maintenance – table this discussion until June meeting.
- Issue with more non-residents at pond (fishing, etc.). Community officer (Sheriff's Deputy) is aware and monitoring.
- Termite Contract – vote to approve new contract with Don's Termite & Pest Control Inc.
Rate: Termite \$175 annually, Pest Control - \$70/Quarterly.
*Votes submitted by e-mail after the meeting - Approved: 5-0
- Discussion of repair (new coil) or replacement of unit at the clubhouse.
All agreed that HVAC unit should be replaced due to age – 15 years old.
Vote to accept best quote from Webb Heating & A/C – Lennox ML 14 unit – 3 ton HP - \$5,969
Motion – Jeff Second – Chris Approved: 5-0
- Vote to proceed with waterline repairs near clubhouse – still leaking,
Motion – Jeff Second – Jean Approved: 5-0
- Need to move trash can closer to basketball courts, board members will move this.
- Homeowner asked if possible to obtain a 2nd recycle bin, this is not included in town's rate, resident would need to arrange direct with Republic or current trash provider.
- Discussion of several home violations – due to lack of landscaping, basketball goals, and home maintenance, including issue with a moving pod located in the street on Sweetwater Circle for several weeks.
- Code of Ethics letter to be signed by board members – to be resent for signing.

Adjournment

- Motion to adjourn - Jeff Hinkle Second – Jean Mock **Motion passed 5-0.**
- Meeting adjourned at 7:05 pm.

Paul H Dixon, Jr. - Secretary

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