

Board of Directors

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

**Meeting Information**

Date: June 17, 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	Mr. & Mrs. Seaford – residents
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

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

Mr. & Mrs. Seaford – review of ARC request

- Board allocated time for resident Mr. & Mrs. Seaford.
- The Seafords had installed a hot tub on their patio and a brick wall around a portion of it, about 48” high. Covenants require that hot tub be completely enclosed by 72” fence or wall, and this was not done. Seafords were presented with some options and were going to review them and then coordinate with ARC, in order to meet ARC compliance.

Approval of Minutes from May Meeting:

- Motion to approve - Tony Second - Chris
- Meeting minutes from May 20, 2020 meeting were approved 5-0 (also approved earlier via e-mail)

Treasurer Report – Chris Fowler

- Operating Fund Balance - \$56,812.52.
- Reserve Fund Balance - \$84,049.14.
- Operating Revenue \$8,000 for over budget YTD, in part due to new homes.
- Reserve Fund - \$12,000 – in good order.
- Attendant cost - must come from Operating funds, not from Reserve, can only be used for capital expenses.

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

- No news to report

Pool/Clubhouse: Angela Monroe & Diane Pfundstein (not present)

- Column repairs – tabled until end of the year.
- Discussion of opening pool 7 days/week, decision to leave at 4 days per week for now.
- Some pool tiles were found cracked and loose, repairs were started and ongoing.
- Pool pavement drain to outside needs flushing out – this was being arranged by Priestly.
- Water spigot inside pump room leaking, Priestly arranging repairs.
- Pool attendant working well.
- Discussion on attendant requirements– contract was made with First Choice for summer months, but can be adjusted with prior notification. The staffing will depend on when State of NC moves to Phase 3 and the new requirements
- Fire Dept. performed inspection of pool and clubhouse recently.
 - Egress emergency lights had to be replaced.
 - Extension cord had to be removed.
 - Small refrigerator in pump room not working, must be removed.

ARC – Jeff Hinkle

- Mark Pfundstein has volunteered to serve on the ARC.
- There is an issue with lighting being installed on wood poles without approval, no wood is currently allowed. ARC is going to review this rule for outdoor lighting and present to board for approval.
- All structures must have approval from ARC.

Sub-Board Reports

Single Family Board – Larissa Brenner.

- A resident has requested a stop sign on Kilbourne Dr. – at intersection of Town Park, due to cars speeding.
 - Town will not consider any new stop signs until all new construction is completed.
 - Board will not consider a stop sign for speed control.
- Single family will organize July 4 parade again, with social distancing.
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Carriage Homes – Chris Fowler

- No news to report.

Townhomes - No representative present.

- No news to report.

Condos: No representative present.

- No news to report
- There are two window A/C's (not allowed). Priestly is in contact with owners to remove them.

Quads: No representative present.

- No news to report

Ongoing Business

- Beach Volleyball Court– Border Replacement – delayed due to Covid-19, Priestly advises should be done in next 2-3 weeks.
- Benches in common areas – to be replaced, this was also delayed due to computer issues, they have been ordered.
- Pond – riser repairs have been started, delayed due to rain.
- New sign for pond – Priestly has not ordered it yet, will add “no swimming” to the sign. This is due to reports of teens swimming in pond.
- Code of Ethics letter – signed by all board members and handed to Jeff Hinkle and Becky.
- Kona Ice Truck set up in neighborhood recently, without permission from HOA or Eastwood Homes, they have been advised to cease and desist this activity. Priestly is checking if this is covered by HOA insurance, similar trucks may be allowed, but only with prior HOA approval.
- Discussion of violations.
 - Patio lighting issue, as mentioned above.
 - A Pergola installed that not approved – Priestly will set up a hearing with resident.
 - One basketball goal was removed. One still remains, owner still being fined.
 - Driveway enhancement – requires ARC approval.
 - A/C in a garage window must be removed.
 - A/C's in condo building must be removed.
 - Signs nailed to a tree on Parkview, must be removed.
 - If a tree service cuts limbs, they must remove the limbs, not left in yard.
- Construction has resume on Sportplex; residents are asking if access road is being built to Kinderton Village.
 - This is being checked with Town of Bermuda Run.
- Resident is going to park an RV on street overnight, has received approval.

Adjournment

- Motion to adjourn - Jeff Hinkle Second – Jean Mock **Motion passed 5-0.**
- Meeting adjourned at 7:10 pm.

Paul H Dixon, Jr. - Secretary

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