

Board of Directors

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

**Meeting Information**

Date: August 19, 2020

Time: 5:30 pm

Location: Clubhouse

Meeting Type: Budget Meeting

**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	Kathy Sears– KVSF HOA
Paul Dixon	Secretary	Present	Angel Jackson - Communications
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

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

Guest – James Blakley

- A resident had complained that landscapers safety guards were not in place, near the pool area. Mr. Blakely apologized and presented a letter to the board. Mr. Blakely stated all employees and supervisors are trained to follow safety procedures, if residents see any safety issue – please contact Blakley and HOA.
- Mr. Blakley was requested about trimming border around pond to 2 ft. height.
- Dells were cut all the way to the water's edge due to equipment, this is cut twice a year.
- Mr Blakley was asked if he could repair plum trees at entrance, but they are not on KV property. He maintains this area for SECU, and said Blakley should be able to repair these trees.

Approval of Minutes from July, 2020 Meeting:

- Motion to approve - Jeff Second - Tony
 Meeting minutes from July 15 meeting were **approved 5-0** (also approved by prior e-mail).

Treasurer Report – Chris Fowler

- Operating Fund Balance - \$54,141.47
 - Positive variance - \$13,000
- Reserve Fund Balance - \$82,267.62
 - Positive variance - \$20,000
- Extra costs for pond this year.

Committee Reports**Communications: Angel Jackson**

- A resident has complained of landscapers using their private water, this included Blakley as well as new landscapers hired by the single family HOA. Kathy Sears will address with SF HOA, did not have the company name.
- Noted that there are several landscapers in Kinderton Village – townhomes use another company.
- Residents have asked where to obtain new keys for mail kiosks.
- Angel researching Google Analytics – in order to see more data.

Pool/Clubhouse – Angela Monroe (pool) & Diane Pfundstein – (clubhouse) – both not present

- Diane reported 2 rentals during the month.
- Pool closing date – Sept. 13 (Sunday). Will keep attendant until closing date.
- Becky remarked that fewer issues with pool this year.
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ARC/Violations – Jeff Hinkle

- Resident with basketball goal – has still not removed it or paid penalties.
 - There is an option to also place a lien on property – SF HOA would do this.
 - Motion to increase fines to \$100/week.
 - Motion – Jeff Second – Jean **Approved: 5-0**
- ARC still waiting response from residents regarding privacy border around their hot tub. Fines to be implemented.

Sub-Board Reports

Single Family Board – Cathy Sears

- New member has been approved, requesting information, ARC is not meeting or doing on site inspections together due to Covid-19. Sites are inspected individually and voted upon.
- Cathy mentioned flooding and erosion issues during recent storm.
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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

Quads: No representative present.

- No news to report.

Ongoing Business

- Beach Volleyball Court– Border Replacement was installed – outside of previous border. Will need additional sand, about two truckloads. PMC has quote for \$330 per truckload. Concern over truck driving on grass, PMC will check other options.
- Pool Caulking – to be done after pool closes, Sept. 13. Tony mentioned MP1 caulk is acceptable.
 - Motion to approve the estimate by Pool Professional Inc. - \$867 + Tax.
 - Motion – Tony Jeff – 2nd **Approved: 5-0**
- Column repairs – on hold.
- Pool deck drain needs cleaning out, Jeff asked if it can be snaked. PMC will check.
- Pond – limbs and debris on riser have been removed..
- New mail Kiosk keys, are these provided from the Post Office or the Town? Discussion and PMC to advise.
- HOA is not responsible for law enforcement issues such as speeding, fireworks, etc. PMC to ask Angel to publish in next newsletter.

2021 Budget Discussion & Approval

- The Operating budget was approved with revenue at \$163,950 and expenses at \$158,954.
- The Reserve budget was approved with revenue at \$44,550 an expenses at \$25,000.
- Motion to approve budget - Chris Fowler Second – Jean **Approved: 5-0**

Adjournment

- Motion to adjourn - Jeff Hinkle Second – Jean **Motion passed 5-0.**
- Meeting adjourned at 7:00 pm.

Paul H Dixon, Jr. - Secretary

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