

Board of Directors

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

**Meeting Information**

Date: Oct. 21, 2020
 Time: 5:30 pm
 Location: Clubhouse
 Meeting Type: Regular 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	Larissa Brenner – President, SF HOA
Paul Dixon	Secretary	Present	Dean Warren - Resident
Chris Fowler	Treasurer	Present	Steve Bailey - Resident
Jean Mock	Member at Large	Present	

Call to Order

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

Hearing with Mr. Warren – regarding pergola made of wood.

- Mr. Warren presented his case that he be allowed to keep new pergola on the basis that it is an improvement to his backyard and to the neighborhood.
- Original ARC application from Mr. Warren was dated Mar. 2018, it did not mention a pergola.
- Board position is that the pergola was not included on ARC application, and it was never approved. Even if pergola had been included in the ARC application, the ARC would not have approved it. Wood is not allowed in current guidelines (any structure) due to maintenance and infestation issues with wood.
- After discussion, Mr. Warren agreed that the pergola was in violation of the current ARC guidelines and agreed to remove.

Approval of Minutes from August Meeting:

- Motion to approve - Tony Second – Chris Approved: 5-0

Treasurer Report – Chris Fowler

- Operating Fund Balance - \$34,676.24
 - \$6,000 cost for pool attendant.
- Reserve Fund Balance - \$88,173.32
 - YTD Positive variance - \$24,000
- Becky advised that pool drain repairs were billed to Condo Assn. by mistake, PMC will reimburse Condo Assn.

Committee Reports**Communications: Angel Jackson – not present**

- No updates.

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

- No updates.

ARC/Violations – Jeff Hinkle

- Discussion of a pergola violation will require a hearing.

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

- Plan to have an off duty police officer at Halloween.
- SF asked PMC to send weekly letters to owners of home with ongoing violations.
- SF – will visit home Friday where owner made changes to SF common area.
- Annual meeting not scheduled yet.

Sub-Board Reports (continued)

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

- Chris mentioned that neighbors had complained to the Town of Bermuda Run about parking situation on Kilbourne.
 - Discussion of the parking issues on Kilbourne and previous vote by residents on Kilbourne.
- Towing Contract Discussion. Agreed that two signs should be installed.
- Motion to approve the towing contract and two signs.
 - Motion - Jeff Second – Chris **Approved – 5-0**

New Business

- Tony suggested having videos available to residents – information regarding covenants.
 - Discussion of this informational tool and how to present it – maybe link in newsletter or the website.
- Discussion of ARC elections – PMC will obtain attorney opinion and advise the board.
- Becky mentioned they have been asking for ARC volunteers.
- Discussion of November and December meetings. Decision to keep meeting on Nov. 18. There is usually not a meeting in December, this to be decided at next meeting.

Work Orders

- Nothing to report.

Violations

- Resident complaining about tree on corner of Old Towne and alley, neighbor fears it may fall down.
 - Town of Bermuda Run is only responsible to limb the trees along the streets.
 - PMC will follow up on this issue.

Adjournment

- Motion to adjourn - Jeff Second – Chris **Motion passed 5-0**
- Meeting adjourned at 6:40pm.

Paul H Dixon, Jr. - Secretary

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