

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. 18, 2020
 Time: 5:30 pm
 Location: ZOOM Meeting
 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	Angel Jackson - Communications
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:35 pm – call to order by Jeff Hinkle.

Approval of Minutes from October 21, 2020:

- Motion to approve: Jeff Second: Tony Approved: 5-0

Treasurer Report – Chris Fowler

- Operating Fund Balance - \$60,469.51
- Operating - \$25,000 positive variance
- Reserve Fund Balance - \$40,615.53, plus \$47,561.33 (CD)
- Reserve - \$33,000 positive variance
- Expenses - \$8800 over budget YTD.
- Becky – stated that Condos were repaid for plumbing repairs, which had been paid by Condos in error.
- Becky – mentioned that payments from SF have been received.
- Motion: Tony - if KVMB goes over budget, board can draw from Reserve. Second – Jeff
- Motion approved: 5-0

Committee Reports**ARC Updates – Jeff Hinkle - present**

- Residents with hot tub are waiting on permits for screen porch, no action necessary at this time. They were allowed 90 days to start construction
- Follow up to hearing at October meeting, Mr. Warren agreed to remove wood pergola, but it has not been removed.
- Jeff: motion to start fining Second: Jean
- Motion passed: 4-1
- Resident on N. Forke has large wood pergola, installed without ARC approval. They have not attended hearings so far.
- Motion to fine – Jeff Second – Chris
- Motion passed: 5-0
- A resident on Rosewalk has a box fan in the window, must be removed.
- A resident on Old Towne has an A/C in the window, needs to be removed. Tony will discuss with owners.

Communications: Angel Jackson – present

- Angel will be sending a newsletter again.
 - leaves for pickup, residents need to leave in the yard, not the street.
 - Lakeside Drive – stop sign is not secured, keeps turning. Becky will contact Town to fix.
 - ARC volunteers – still needed.
 - Single family annual meeting and elections. Larissa advised date of Jan. 25 had been discussed, TBA.
 - Video training for ACR rules. Tony and Angel to discuss offline.

Clubhouse – Diane Pfundstein (clubhouse) – not present

- Nothing to report

Sub-Board Reports

Single Family Board – Larissa Brenner

- Annual meeting – January, 2021 – date/location TBA. Will be elections for open positions. SF will send out notice.
- SF Board will have a \$10 increase in dues for 2021.
- Budget ratification, budget has not been sent out yet, Larissa will check on it.

- 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.

Carriage Homes – Chris Fowler

- No news to report.

Townhomes - No representative present.

- No news to report.
- New resident asked if sprinklers would be shut off for the winter.

Condos: No representative present.

- No news to report

Quads: No representative present.

- No news to report.

New Business

- Angel mentioned that many of the mail kiosks are dirty.
 - Becky will check with the Town to clean or paint them.
 - If Town will not maintain them, Becky will get some estimates.
 - Angel to advise Becky which kiosks need maintenance.
- Home on N. Forke has mold/mildew on the side, needs to be cleaned.
 - The resident is already being fined weekly for having a basketball goal.
 - Larissa advises that Cedar Mgt. needs a letter from PMC to fine the resident each time.
 - Weekly – basketball goal, not being removed.
 - Monthly – pressure washing not being done.

Work Orders

- Nothing to report.

Violations

- Major issues have been discussed.
- Political signs – should have been removed 10 days after election, Angel – will add to newsletter.

Projects on hold

- Pond Maintenance contract.
 - Two quotes for 2021, from Dragonfly and Foster. Foster quote is \$500 more than Dragonfly.
 - Discussion of issues with Dragonfly this year:
 - Second riser repair after it was fixed by Dragonfly. Second repair in two years.
 - Dragonfly was not checking ponds after the storms.
- Motion to change Pond Maintenance to Foster for 2021. Motion: Jeff Second: Chris Motion approved 5-0, to change to Foster Pond Maintenance in 2021.
- Pool Deck Repairs – wait until spring, 2021.
- Sand for beach volleyball court, on hold.
- Pond Erosion from storms – last storm not as bad, no action at this time.

Adjournment

- Motion to adjourn: Jeff Second: Chris
- Motion approved: 5-0
- Meeting adjourned 6:30 pm

Paul H Dixon, Jr. - Secretary

Kinderton Village Residential Homeowners Master Association Board of Directors