

**Board of Directors**

Tony Krasienko, President  
 Mark Pfundstein – Vice President  
 Paul Dixon, Secretary  
 Chris Fowler, Treasurer  
 Jean Mock, Member at Large

**Meeting Information**

Date: March 17, 2021  
 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
Tony Krasienko	President	Present	Becky Myers – PMC
Mark Pfundstein	Vice President	Present	Diane Pfundstein – Pool/Clubhouse
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Not Present	

**Call to Order**

- 5:39 pm – call to order by Tony Krasienko.

**James Blakley – Discussion on Landscaping**

- James sent a package with maps of landscaping areas.
- Blakley performs services for Kinderton Village MB, Town of Bermuda Run and Condos.
- No changes in Blakley rates for 2021, will discuss again in 2022.
- Question about longer grass border around lake – Blakley can keep it cut back about 3 ft. height and depth.
- Blakley will trim grass down around pond at end of the growing season.
- Dells are cut twice a year.
- Discussion on erosion near inlet from I-40 and also from the creek inlet.
- Do these areas need reseeding? Wait until a recommendation from Foster.
- Diane - Question about best area to place a community garden, Blakley advises some area near center of field near volleyball court, where there are some dry areas, recommends a fence around it due to deer.

**Approval of minutes from February Annual Meeting**

- Motion to approve meeting minutes of Feb. 17 – Tony. 2<sup>nd</sup> – Chris. Approved: 3-0
- Becky mentioned on Feb. 17 minutes– CY 2019 was shown, instead of CY 2020, to be amended.

**Treasurer Report – Chris Fowler**

- Noted both operating and reserve accounts in good position.
- Noted the \$20,000 placed in a CD.
- On the operating side, Cedar Management has paid their outstanding dues; hence the \$28,000 actual over budget on the revenue.
- Noted the over spend in the Misc. Landscaping which will balance out over the year.
- The Community Website overage due to several months of invoices not submitted until February. With several under-spends and the increase in revenues, the operating account ended with a \$31,000 positive variance.
- The reserve account saw no overages or under-spends for the year to date.
- All checks and bank statement in good shape.
- Motion to approve Treasurer's report – Tony 2<sup>nd</sup> – Paul Approved 3-0.

## **COMMITTEE REPORTS**

### **ARC/Violations**

- North Forke – mold and mildew on home still an issue. Ongoing with fines.
- Becky - Two wood pergolas still an issue:
  - One home with wood pergola on N. Forke - ongoing violation with fines.
- 2<sup>nd</sup> Pergola - resident on Old Towne – discussion.
  - Resident submitted new plan in Nov. 2020, and did not hear back from ARC.
  - Resident asked to install vinyl clad over the wood.
  - New ARC rules have been modified to allow a stand-alone pergola.
  - New plan needs to go through ARC and back to board for approval.
- Agreed that ARC guidelines need updating.
- Motion to reach back to resident for new application – Tony 2<sup>nd</sup> – Chris Approved: 4-0
- Mark – asked how residents are notified of violations – Becky advised by e-mail and letter.

### **Pool/Clubhouse – Diane Pfundstein**

- Received a call from a resident about clubhouse rental April 3, has not heard back from them.
- Water Fountain issues.
  - Becky advised plumber found a leak in the wall.
  - Estimate - \$1000 to repair and install access ports, this would cover holes in the wall.

### **Communications – Angel Jackson - not in attendance**

- No news to report..

## **SUB ASSOCIATION REPORTS**

### **Single Family – Mark Pfundstein**

- Update on recent elections and new officers for 2021.
- Past due report – several residents are over \$500 past on HOA dues.
- No fines for Jan. or Feb. on late dues.
- Update on drains and grading – to be repaired by developer, Trent Adams.
  - issue at curve on 260 block on Kilbourne - catch basin too high.
- SF will advise Angel of officer updates for the newsletter.
- Cedar will send pro-forma payment to Master Board each month, avoid timing issues.
- Mark – advised that SF board may have another representative attending MB meetings, instead of Mark.
- Priestly having problem to obtain new lot information from Cedar.
- Discussion on history archive – ARC, etc. – should be available to MB? Who maintains archives?

### **Carriage Homes – Chris Fowler**

- No news to report.

### **Townhomes – no representative in attendance**

- No news to report.

### **Condos – no representative in attendance**

- No news to report.

### **Ongoing Business**

- **MB directors for 2021.**
  - Chris – volunteered to remain treasurer 2<sup>nd</sup> – Tony Approved: 4-0
  - Chris nominated Tony to be President 2<sup>nd</sup> – Mark Approved: 4-0
  - Tony – nominated Mark to be VP 2<sup>nd</sup> – Chris Approved: 4-0
  - Paul – volunteered to remain as Secretary.
  - Jean – to remain as “at large” member.
- Mark – discussion on terms, and staggered terms.
- Motion to accept MB directors – Chris 2<sup>nd</sup> – Mark Approved: 4-0

### **Dam/Erosion Issues – Pond.**

- Becky – discussion of erosion and reseed issues near inlet channel.  
Detailed quote by Foster on Pg. 32 of meeting package. Amount of quote: \$12, 869.08
- Tony - work needs to be done before restocking of the pond.

### **Pool Opening**

- State of NC sill under Covid-19 restrictions for pool opening, Becky advised numbers have increased for 2021.
- Discussion of opening day of May 15, or opening at a later date.
- Discussion of having pool furniture locked up, as it was in 2020.
- Discussion of attendant required or have a sign in for residents.
- MB has budgeted \$7500 for attendant.  
Do not need to commit to hire attendant until Mid-April.
- Discussion of how many days to have pool open – Thursday-Sunday or 7 days?
- Discussion on cleaning of touch surfaces.
- Tony – plan to open on 5/15, do not extend closing date this year.
- Becky - pool mailings will need to sent to residents in time.
- Decision to wait until April and see what the state requires at that time.

### **Gazebo/Pergola Repairs – front common area and playground common area**

- Gazebos need repairs and painting. Becky will get some quotes.

### **Management Report – Becky Myers – Priestly**

- 12 pages of violations, does MB want to see detail or a summary? Tony asked to keep current format.
- Mark asked about financial reports for each meeting, and these are sent to each director via e-mail.
- Annual plan – Priestly will have a streamlined management report.
- Priestly having problem to obtain new lot information from Cedar.
- Discussion on history archive – ARC, etc. – should be available to MB? Who maintains archives?

### **Projects on Hold**

- Columns on pool deck – we have two quotes.  
Option 1 – Repair boards - \$1512  
Option 2 – Painting - \$600  
Tony – wait one more year.
- Additional sand – volleyball court – discussion since a truck cannot back up to volleyball court, no decision.
- Erosion at inlet channel and Lakeside Crossing – already discussed.
- Stocking of fish – to be discussed after repairs to pond, in 2022.

### **New Business**

- Discussion of inspection of playgrounds and new woodchips for playgrounds.  
Becky – playgrounds will need inspections – cost about \$200 each or more.  
Motion to proceed with inspections not to exceed \$2000– Tony 2<sup>nd</sup> – Chris Approved: 4-0
- Mark – mentioned that bricks on front entrance are loose and falling off.  
Motion to fix bricks – Mark 2<sup>nd</sup> – Tony Approved: 4-0
- Mark – asked who maintains lights at mail kiosks – Becky said Town of Bermuda Run is responsible for kiosks.
- Mark – asked about an FAQ for website. To be decided.
- Becky asked about posting MB financials on website – no changes to current procedure.
- Mark - mentioned a SF resident want to start a beautification committee. Discussion – up to SF to approve.
- Mark - asked about major issues before the MB now. 1. ARC issues 2. Pond issues
- Becky - asked about Cedar performing inspections – as MB controls the ARC. Cedar or SF board cannot send out violation letters.

### **Adjournment**

- Motion to adjourn – Chris 2<sup>nd</sup> – Mark Meeting adjourned – 7:30 pm.

Paul H Dixon, Jr. - Secretary  
Kinderton Village Residential Homeowners Master Association Board of Directors