

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



**Meeting Information**  
 Date: May 19, 2021  
 Time: 5:30 pm  
 Location: KV Clubhouse  
 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	Angel Jackson - Communications
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

**Call to Order**

- 5:33 pm – call to order by Tony Krasienko.

**Approval of minutes from February Annual Meeting**

- Motion to approve meeting minutes of April 21, 2021 – Chris. 2<sup>nd</sup> – Jean. Approved: 5-0.

**Treasurer Report – Chris Fowler**

Bank:

- Operating Cash - \$66,000
- Reserve Cash - \$127,000

Budget:

- \$2000 positive variance for the month.
- \$2000 overspent on general, plumbing/sheet rock repairs for leak in clubhouse.
- Other items – accounting fees, electricity and water.
- Motion to approve Treasurer report – Mark. 2<sup>nd</sup> – Jean. Approved: 5-0

**COMMITTEE REPORTS**

**ARC**

- Discussion on structure of ARC
- ARC needs better organization.
- ARC needs to have written documents.
- Four persons currently on ARC, can be up to seven.
- Sub Associations elect ARC members, not the MB directors. ARC can be elected at annual meeting.
- Terms are currently not set up properly.
- Board needs to have access to ARC historical content, does not have currently.
- Need to have a MB resolution and/or guidelines, could be a two-month process.
- New By-Laws of ARC need to be created.
- Tony and Mark will start the process and send something to the MB to review.

**Communications – Angel Jackson**

- Pool Letter was placed in all mail kiosks, with pool opening schedule.
- No limitations for numbers at the pool in 2021, to be removed from website.
- Sign in at pool will continue, voluntary basis.
- No cleaning of contact surfaces required in 2021.
- Waiting on automatic soap dispensers.
- Pool toys are now allowed, with exception of hard objects.
- No glass allowed around the pool.
- Angel will update the flyers in the kiosks.
- Discussion on \$20 coupon to rent the clubhouse.
- Angel working on Pond Information page. No swimming, no golf carts, no boats.

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

- Diane needs to have online access to Nest thermostat.
- Login has changed for Nest, Tony will ask Jeff Hinkle.
- Mark advised new access could be set up with generic details.
- Discussion of Forsyth Tech. use of clubhouse for a class. Tony advised this is experimental use.
- If this works well, may be some more opportunities to rent clubhouse during the week
- MB approved this use, no vote needed.
- Glass on broken window not repaired yet. Becky to follow-up.

### **Top Violations**

- N. Forke home – mildew is still on home siding, basketball goal still in driveway, no change. This resident is being fined for basketball goal - twice a month. For mildew – once a month.
- Mark advised Cedar Mgt. cannot fine owners without fine being levied by Priestly. Becky – advised PMT is sending the letters to Cedar. For recurring fines – PMT auto sends letter to the owner. Mark asked if PMT and Cedar could have a call to discuss.
- Chris - motion to move such fines to once a month, instead of twice a month. Tony – 2<sup>nd</sup>  
Approved: 5-0
- Residence on N. Forke with wood pergola in backyard, no change. They are being fined. The same resident installed a new roof, without ARC approval. Discussion of all the new roofs being installed in neighborhood, many are not ARC approved. Mark - motion to draft a letter to all residents, sending a copy of ARC guidelines. 2<sup>nd</sup> – Jean  
Approved: 5-0
- Old Town Dr. – Home - with wooden pergola in backyard. Resident submitted a new ARC application, but it is still incomplete. Needs to have cut sheet, and spec sheet of materials. Resident needs to update ARC request by 5/19, or fines will resume. Motion (Chris) – for PMT to send e-mail – that states new complete ARC to be submitted by COB, 5/19. 2<sup>nd</sup> – Jean.  
Approved: 5-0
- Millstone – Camper parked in street. Owner has advised Becky he will move it by Memorial Day. Becky to follow up with owner.

### **SUB ASSOCIATION REPORTS**

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

- SF considering some landscaping of berm near Oak Wind, and also an undeveloped lot on Kilbourne Dr.
- Jim Fulghum – storm water drainage better. But may still have some issues.
- Cedar Mgt. – has a new portal for SF Residents.
- Finalizing the quotes (three) for the repaving of alleys, to be approved in June by SF board.

#### **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**

- Gazebo Repairs – Becky has one quote, asked to obtain a 2<sup>nd</sup> quote.
- Discussion of damaged bench and to replace it or not.
- Playground inspection report – postpone discussion until June meeting.

### **New Business**

- Bill Hansen – has proposed a community garden – discussion.
- Discussion of trees along the streets, who is responsible for them.  
What if a tree needs to be cut down? Who has to approve this, what are the guidelines?  
Trees were part of original development. Homeowner owns the tree.  
Town of Bermuda Run – has agreed to limb the trees.  
Tony – had discussion with Lee Rollins, Town of Bermuda Run. Lee is willing to meet with the MB.  
Town would prefer to not have trees along Kilbourne Street, but residents want to keep them.
- Update on orange survey flags between properties on Olde Town Dr. - Legal issue – will go to court May 27.

### **Adjournment**

- Motion to adjourn – Tony  
2<sup>nd</sup> – Chris  
Approved 5-0  
Meeting adjourned – 7:28 pm.

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