

Board of Directors

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

**Meeting Information**

Date: January 19, 2022
 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	Dianne Pfundstein - Clubhouse
Paul Dixon	Secretary	Present	Dean Warren - SF HOA
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:35 pm – call to order. Tony & Chris joined after initial start time.

Meeting Minutes – Nov. 17, 2021

- Meeting minutes approved electronically.

Treasurer Report**Operating Cash**

- Ended year at \$56,239 vs last year \$45,537; owed \$28,490 from Cedar (Single Family)
- Should we impose late fees for late payment by SF HOA?
- MB will send a warning to Cedar. Mark to follow up with Cedar Mgt.

Reserve Cash

- Ended \$156,977 versus last year \$92,360

Operating P/L

- Without booking single family, still had positive variance in income \$6,000

R&M expenses

- Positive variance on Misc. Pool Eq Repairs \$3,900 YTD
- Pool attendant, negative variance \$1,400 YTD
- Contract landscaping, negative variance \$2,400 YTD
- Several positive maintenance variances \$4,000 YTD
- For the year, positive variance of \$9,000 YTD

General

- Positive variance for legal \$2,000 YTD
- Positive \$3,8800 for General expenses overall YTD
- Utilities
- Positive \$4,400 variance for the group YTD
- Total \$24,000 for the Operating account YTD
- Reserve
- YTD \$20,000 positive variance
- Chris - motion to approve Treasurer Report. Jean - 2nd Approved: 4-0

SUB-ASSOCIATION REPORTS

Single Family (Mark Pfundstein)

- SF Annual meeting scheduled for Feb. 7.
 - Proxies have been sent out.
 - Two positions open, Mark and Lennie Ring not running again.
 - Need updates and Bios on persons who are running.
 - SF still working with RISE on the access gate and landscaping.

Carriage Homes (Chris Fowler)

- Nothing to report.

Townhomes (no attendee)

- Nothing to report.

Condos (no attendee)

- Nothing to report.

SUB-COMMITTEE REPORTS

ARC/VIOLATIONS

- Becky – Lakeside home - letters have been sent out.
- North Forke - home with basketball goal - receiving \$100 fine. Mark - need to clarify the fines (monthly, weekly).
- North Forke home with wood pergola, no change.
- Parkside home - may have wrong address in report.
- Greenway - A/C issue. Mark spoke to Charles Akers.
- Bridgeway home - with large work trailer in driveway, rental home.
- Discussion how to improve cooperation between SF and MB inspections.
- How to improve the process of inspections, fines, and collections.
- Becky will set up Zoom hearings for residents to discuss violations, dates Feb. 3 and Feb. 8.
- ARC Annual meeting notice - need volunteers for ARC.
- Mark mentioned cadence for ARC openings, as well as MB openings.

COMMUNICATIONS (Angel Jackson - not in attendance)

- Nothing to report.

CLUBHOUSE - (Diane Pfundstein)

- Discussion of cars parking at pool/clubhouse parking lot.
- Tow notices to be attached to vehicles. If not moved, Becky can request towing next week.
- Nest thermostat programming now working well.
- Recommend turning down water heater during the winter.
- Diane - countertop is peeling and gouges on vinyl flooring.
- Diane will obtain quotes to repair/replace counter and flooring.
- Window is broken in Clubhouse - nailed shut. Needs repair.

PLAYGROUND - (next to pool)

- Discussion on the bids and proposals from:
 1. Carolina Decorative Design.
 2. Backyard Paradise
- Also, another quote from Boss Company.
- Tony - wants to keep the new playground similar (in like & kind) to proposals - \$40-\$45K.
- Discussion of playground - a small committee that already met.
- Agreed this committee should this be expanded to include all residents.
- MB - should set a budget for the committee to review. \$44K. Return date of April 1, 2022.
- Diane, Jean, Angel - will work on setting up a new committee and guidelines.
- Diane will also talk to Nick at JL for a quote to set up the playground, install only.

PLAYGROUND - (next to pool) - continued

- Motion by Mark: to form a committee, to include all sub-associations to prepare a detailed scope of the project (supply, remove, install) and request an RFP from the approved vendors: Budget of \$44K. with a return date of April 1, 2022.
2nd - Tony
Approved: 5-0

POOL SECURITY

- Mark sent everything (quotes/costs) to MB in November.
- Mark - asked if any update from Derrick - questions. Becky sent e-mail Jan. 12 - No response yet.
- Discussion of proposals from the vendors.
 - Carolina Alarm - equipment refresh
 - Yadtel/Zirrius - equipment refresh.
 - Long Solutions - can work with existing systems.
- Motion by Tony - to move ahead with the Long Proposal
2nd - Chris
Approved: 5-0

POND ISSUES

- Tony, Mark & Diane met with Dragonfly.
- Lotus plants can be removed with Herbicides, may not remove the seed pods. May need retreatment in 3-5 years.
- Estimate to remove physically - about \$8,600.
- Board agreed to proceed with herbicide treatment.

OLD BUSINESS

- Becky waiting on new contract from Blakley.
- Meeting with Bill Hansen - schedule Zoom call for Feb. 5, 10am.
 - Becky - will have Bill call Tony to schedule meeting. Chris and Jean can join.
- Pergolas - need repair. Tony will inspect and send a mapping diagram. Becky will obtain new quotes.
- Work orders: window in clubhouse. Glass or plexiglass?
- Pool - electrical - on hold.
- Insurance - Becky advised it did renew.

NEW BUSINESS

- Many homes being sold to investors/companies.
 - Becky will ask Cedar for a resale report.

ANNUAL MEETING

- Meeting must be in Jan. or Feb. - needs to be a weekday.
- Residents - need 10 days' notice.
- Date of Feb. 22, 6pm agreed. Zoom call.

Meeting Adjourned – 7:27 pm (Tony)

- Chris: Motion to Adjourn
2nd - Mark
Approved: 5-0