

Board of Directors

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

**Meeting Information**

Date: Feb. 16, 2022
 Time: 5:30 pm
 Location: Zoom Meeting
 Meeting Type: Regular

**Minutes of the
 Kinderton Village Residential Homeowners Master Association Board of Directors**

Board – Attendee Name	Title	Status	Guest Attendees
Tony Krasienko	President	Present	Diane Pfundstein - Clubhouse
Mark Pfundstein	Vice-President	Present	Angel Jackson - Communications
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Not Present	

Call to Order

- 5:32 pm – call to order by Tony Krasienko.

Approval of Minutes

- Review and approval of meeting minutes from meeting of January 19, 2022.

Treasurer Report

- Operating cash \$85,658
- Reserve cash \$160,884
- Operating income - +\$29,000 overdue assessments paid by Cedar
- Operating expenses –
- Total repairs & maintenance +2,000 under budget
- General – (\$2,000) Insurance over budget due to timing
- Total utilities - \$2,000 under budget
- Reserve - \$6,000 under budget
- All checks and bank statements look good
- Motion to Approve Treasurer's Report – Tony
- Second – Paul
- Approved: 4-0

COMMITTEE REPORTS**Communications: Angel Jackson**

- Reposted MB meeting notification.
- Not many candidates for MB so far.
- Also posted ARC election notice.
- Discussion of Events committee needs volunteers.
- Mentioned that a resident had spoken to Bermuda Run Town Manager – will send an e-mail with details.
- Discussion on rebuilding playground by the pool, and a playground committee.
- Diane – mentioned that swings looked good, and could be kept. Tony will inspection report if need replacing.
- Angel – 67 responses to the recent survey.
- Becky - advises no response from Charleston Homes Assn. – but they are paying bills.
- Angel mentioned dogs still going into basketball court, despite new signage.

Clubhouse: Diane Pfundstein

- Diane – obtained quote for countertop – granite would be about \$2500.
- Diane – is obtaining other quotes.
- There have been some Clubhouse cancellations due to Covid-19.
-

ARC - Mark Pfundstein

- Discussion of reorganizational meeting.
- Mark – talked to Lynn Senger, she has volunteered to meet with ARC.
- Home on Greenway – resident canceled A/C Issue Meeting. Needs to be rescheduled.

SUB-ASSOCIATION REPORTS

Single Family – Dean Warren

- Discussion of merging violations and reporting into a single process.
- A resident complaining of neighbor running a generator – noise.
 - Becky – advises this is a violation as a nuisance category.
 - Tony – will walk by the residence and confirm any noise or disturbance.

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

Charleston Townhomes: no representative present

- No news to report

VIOLATIONS

- Lakeside Crossing – yard is a mess. Postponed hearing, to be rescheduled.
- North Forke Drive – home with basketball goal, and mildew. MB - agreed to fine \$100/month per violation.
- Parkview – home needs pressure washed, home is a rental. *No grace period for winter months.
- North Forke Drive – Wood Pergola - still in backyard.
Chris – motion to have hearings and impose fines each month, per occurrence, until resolved.
Mark – second
Approved: 4-0
- Discussion of process – Hearings and Fines.
 - How long can MB fine a resident until a new hearing is required?
 - Becky will check with legal and advise.

ONGOING BUSINESS

- Discussion of Pool and Attendant for the summer of 2022.
 - Attendant is required Times: 2pm-8pm each day – agreed.
 - We should have an e-mail address posted in case of disturbances.
 - Opening day – May 21
 - Closing day – weekend after Labor Day.
 - Should have increased surveillance with new cameras.
- Becky advised that pool electrical inspection is due, last one was 2018.
- Tony – motion to have Pool Professionals perform an electrical inspection
 - Chris – second
 - Approved: 4-0
- Discussion of Pool Committee for 2022, if it is needed?
 - Agreed – no pool committee needed for 2022.
- Broken window in Men's room of clubhouse.
 - Becky advised the MB that the Fire Marshall advised this window is not a safety issue. Needs to obtain in writing.
 - Window is secured for now.
 - Becky to obtain quotes for a single-pane, frosted type window, to replace broken window.

ONGOING BUSINESS (continued)

- Camera Security updates.
 - Mark has been communicating with Carolina alarm.
 - \$170 – for two network cables, completed. C
 - Cables are there if needed for new cameras. View of front door and gate.
 - No response from Derrick Milar.
 - Mark – will need new firewall and wireless access.
 - Discussion of pool cards and migrating existing data to Carolina Alarm
 - Mark will send new proposal from Carolina Alarm - for approval.
- Gazebos – update.
 - Tony – has not had time to go by and map out damages and repairs needed.
- Becky mentioned Town had contracted Precision Sidewalk to inspect the sidewalks in neighborhood.
 - Precision Sidewalk will do a free analysis of the clubhouse sidewalks, Minimum order is \$5000.
 - Pergola – on Old Towne, wood was supposed to be clad with vinyl – now 2 years.
Pergola is all wrapped, but not top boards – 2” x 2” Runners.
Resident will allow inspection by MB and ARC; he is out of town next week, after that is okay.
The owner and a board member to attend with PMC.
- Tony mentioned Mr. Hansen report on a possible community garden. Good resource, Tony will send report to the MB.
- Paul mentioned that a resident cut down a large tree inside his yard, Mark advised not a violation.

Adjournment

- Chris – Motion to adjourn
 - Mark – 2nd
 - Approved: 4-0
 - Meeting adjourned 7:21 pm

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