

**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. 23, 2022  
 Time: 6:00 pm  
 Location: Zoom Meeting  
 Meeting Type: Annual

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

Board – Attendee Name	Title	Status	Guest Attendees
Tony Krasienko	President	Present	Sub-Association Representatives
Mark Pfundstein	Vice-President	Present	Residents of Kinderton Village
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

***Call to Order***

- 6:00 pm – call to order by Tony Krasienko.

**Roll Call & Introduction of Current Master Board Members – listed above**

**Sub-Association Representatives to the Master Board**

- Carriage Homes - Helen Kelly
- Single Family – Mark Pfundstein
- Condos & Quads – Joshua Willard
- Townhomes – Chester Spychalski
- Kinderton Charleston Homes – Vicki Sessions

**Master Board election process:**

- Brief explanations of the election process for the Master Board and Architectural Review Committee (ARC)
- All voting will be completed by designated representative from the sub-associations, via e-mail, after the annual meeting.
- Completed ballots are to be returned by Monday, Feb. 28, 2022.

**Treasurer Report - 2021 Financial Review:**

- Operating Accounts total cash balance as of December 31, 2021 = \$52,239
- Operating account for 2021: Budgeted \$158,954.  
 - Actual expenses were \$141,446 - under budget. Excludes gain in revenue
- Reserve Account total balance as of December 31, 2020 = \$156,977
- Operating Expense Summary 2021:
  1. Contract pool maintenance and attendant expenses totaled \$19,000.
  2. Contract landscaping cost \$57,000.
- Net gain due to decreased operating expenses in the reserve fund for 2021 = 24,550.  
 - Budgeted expenses for the year were \$24,550 and only \$3,720 was spent.
- There are no dues increases planned for 2022 and no assessments planned
- Beginning balance: Operating Cash: \$47,000; Reserve: \$89,000

**Kinderton Master Board Update (Highlights – 2021 – Preview – 2022) - Tony Krasienko**

- Pond update – no draining required in 2021. Dell repairs will be needed in the future.  
 - Nothing serious at this time.
- Pool/Clubhouse:
  - A/C and water heaters replaced in 2021.
  - Video Security system being upgraded will have real time access.
  - Issues in 2021 with trespassing and damage, need to mitigate any liability.
- Playground Assessment.
  - Need to limit liability due to outdated equipment.
  - A playground committee has been formed, led by Diane Pfundstein and Jean Mock.

**Introduction of Candidates for open MB positions (short presentation by each candidate)**

**Name of Candidate**

- Jean Mock
- Bill Hansen
- Thomas Loftin
- Dean Warren
- Charles Akers
- Tina Smith-Goins
- Mike Bailess

**Introduction of Candidates for open ARC positions (short presentation by each candidate)**

**Name of Candidate**

- Tony Kasienko
- Dean Warren
- Charles Akers – not present
- Diane Pfundstein
- Teri Burford – not present
- Tina Smith-Goins
- Michael Bailess

**Q&A – from residents**

Question: Who votes for Master Board and ARC?

Answer (Tony): Representatives of the sub-associations are the only ones that vote.

Question: Is there a budget for flowers at the main entrances?

Answer (Tony): Yes, this is included in budget.

Question: Is there a new sub-association for the new townhomes?

Answer (Becky): Yes, the Kinderton Charleston Homes sub-association.

Question (Lennie Ring): Status of bids to repair the Gazebos/Pergolas at the entrance.

Answer (Tony): The structures were made of wood, which is deteriorating and needs repairs.

MB did receive quotes, which were too high.

Tony is working to determine the damage and map out the specific repairs needed.

New RFQ (Request for quotes) should be sent out within 7 days.

**Adjournment**

- Chris – Motion to adjourn
  - Tony – second.
  - Approved: 5-0
  - Meeting adjourned – 6:50pm

Paul H Dixon, Jr. - Secretary

Kinderton Village Residential Homeowners Master Association Board of Directors