

Board of Directors

Mark Pfundstein, President
 Charles Akers, Vice-President
 Tina Smith-Goins, Secretary
 Chris Fowler, Treasurer
 Thomas Lofton, Member at Large

**Meeting Information**

Date: Mar. 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
Mark Pfundstein	President	Present	Diane Pfundstein - Clubhouse
Charles Akers	Vice-President	Present	Dean Warren – Single Family
Tina Smith Goins	Secretary	Present	Becky Myers – Priestley Management
Chris Fowler	Treasurer	Present	
Thomas Lofton	Member at Large	Present	

Call to Order

- 5:35 pm – call to order by Mark Pfundstein.

Approval of Minutes

- Review and approval of meeting minutes from meeting of February 22, 2022.

Treasurer Report**Review of Operating Account:**

Reserve 164k as of Feb Standouts from
 op account

\$6k variance due to playground mulch No
 expenses to reserve act

All checks and reconciliation look good Mark
 - Motion to approve

All approve

ARC – Diane Pfundstein

Last Friday - New members met with current meeting

Jeff Hinkle volunteered

Diane will be handling the ARC chair position.

Diane - asked if we could update guidelines to include

Rock landscaping

Trex boards

Hardy Board (Tina)

Diane will start a committee to review

Proper procedures have not been followed for a while and she would like to get that started

Becky will include the procedures

124 Lakeview (home with pool) - yard is a mess

254 Lakepoint - neighbors are complaining about an aggressive dog Letter
 will be sent

Pet Waste on Tennis Court

Sign posted to state you need to pick up after dogs
Requests:

Parkview - artificial turf request

Diane - YES - wants to Approve

Tina - YES - wants to Approve

Charles - NO - does not want to approve

Motion to defer vote for investigation

Motion approved

108 Greenway - Minisplit for garage

Mark & Tony visited home and met with homeowner

Will not be approved

Alternate solution proposed to have the mini-split put on ground

Clubhouse: Diane Pfundstein

- Diane beginning to pick up
- 1 Person is using currently for web course she facilitates
- Countertops need replacing:
- Estimates are being done now Granite is \$2500

Mayor Rick Cross Meeting

Mayor Cross would like to be at the club house on March 22 @ 7pm Items likely discussed:

Rise

Revised Blue Heron Trail path - will go straight through the neighborhood

She sent Mark Tepsich info around the plan

Wants them to both attend

Apartments

Traffic issues

Parking issues

Communications: Angel Jackson

- **Angel's items: (delivered by Becky)**
- Easter Egg Hunt
- Larissa (prior SF president) used to send \$ for funding neighborhood events Becky suggests to approve the event
- Vote next month to reimburse
- Chris - motion to approve up to \$50 to for reimbursement on the easter hunt Tina - Seconds
- Vote - approves

SUB-ASSOCIATION REPORTS

Single Family – Dean Warren

- New SF will give Angel the new officer list along with their term effective dates Should read Jan-Jan

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

Playground updates:

Estimates

First Estimate: > \$45k - Included items not needed

Priced out separately < \$32k

Alternate Option:

Equipment is solid, just needs update surface boards < \$10k

New members:

Mark & Chris have 2 yrs. left

Tina & Charles - 3 yr slots

Thomas - 1 yr slot

This will have everyone back on track so there will only be 2 people aging out at any time

Pool Security:

Mark will be with Carolina Alarm soon to update router, etc Most other equipment can be reused

Will know soon if we can get push notifications for after-hours motion Alibi will be the company

Tina - will we have an Admin Report showing who/when/how long people are logged into cameras?

Pool Inspection Report:

\$4,900 - Several electrical issues need to be resolved.

Pool Cards:

Carolina Alarm will provide us the hardware and software portal for programing the cards

Will have Roles for programming/viewing

Becky has a full box of cards and will program cards as needed

Mark - motion to suspend until 3/23

Charles - Second Approve

Pergola work:

Becky: At a minimum they need to be pressure washed

She will reach out to Tony for notes on what is needed Mark: there are pieces falling down

Questions:

Diane - is the pool electricity really \$800 per month?

Becky: Yes

Becky Topics:

New development behind Lowe's Foods
250+ apartments, facilities, etc
They have hired an attorney
She specializes in easement issues with DOT
Will cross on our property
Will need an easement
Will impact our pond
Lee Rollins suggested contacting the EPA
Tina - will we alert residents PRIOR to the meeting
No plans except what Angel does

Violations/Fines

Steve Black - attorney

Wants to know how often hearings need to happen once a decision has been made to fine a HO

Mark - need clarification in this space due to conflicting messages.

Sidewalks:

ONGOING BUSINESS

Blakley Landscaper Contract:

Contract: \$54k (budget was \$60k)

\$ needs adjusted due to growth in the community

Pine-needles are not part of the contract. Done separately

Need to clarify who's laying needles where (SF vs Master)

Schedule is showing an increase in visits

Lake edge will be done 3xs annually @ \$1k

Should be in the 2' height range and depth from shoreline

Chris - motion to approve budget

Charles - second

Vote to approve

124 Lakepoint - dead tree - may need to be removed

Management Report

On 237 Town Park?? (Not sure of address)

Complaint of generator in his garage 2/16 letter written

Dean went to neighbor's house and could not feel the vibrations the HO said he feels

Adjournment

- Chris – Motion to adjourn
 - Mark – 2nd
 - Approved: 5-0
 - Meeting adjourned 7:45 pm

Tina Smith-Goins - Secretary

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