

Board of Directors

Mark Pfundstein, President
 Charles Akers, Vice President
 Tina Smith-Goins, Secretary
 Chris Fowler, Treasurer
 Thomas Loftin, Director

**Meeting Information**

Date: April 20, 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 - SF Board, ARC, Clubhouse
Charles Akers	Vice-President	Present	Dean Warren – SF President
Tina Smith-Goins	Secretary	Present	Bill Hansen – Resident – Community Garden
Chris Fowler	Treasurer	Present	
Thomas Loftin	Director	Present	

Call to Order

- 5:47 pm – call to order by Mark Pfundstein.

Approval of Minutes

- Review and approval of meeting minutes from:
 - KV Master Board ARC Officer Election Minutes 03-10-2022
 - KV Master Board Officer Election Minutes 03-11-2022
 - KV Master Board Minutes 03-16-2022

Treasurer Report

- Operating cash \$87,520
- Reserve cash \$168,816
- Operating Inc Statement:
 - Nothing new YTD 25k overage
 - Short 2700 on general maintenance
 - Some landscaping differences
- YTD Repair almost \$3k over budget
- Net Income: \$28k gain in income
- YTD: \$26+ variance
- All checks and bank statements look good
- Questions: Charles – are we gaining interest – Yes.
- Motion to Approve Treasurer's Report – Charles
 Second – Thomas
 Approved: 4-0

Guest Presenter: Community Garden – Bill Hansen

- Reviewed his desire to move forward with community garden.
 - No guarantees it will work
- Timeline to start: Could take 6-9 months to start
- Cost: Unknown – Potentially \$30-\$50K
 - Each raised bed was \$150-\$200 (pre-covid)
- Income: residents could pay \$15-\$20 per bed
- Ultimate plan: TBD
- Possible Non-Profit involvement – attorney could oversee
- Survey:
 - Angel - Put out a survey to determine community involvement
 - 69 of 500 residents
 - 16 of 69 responses considered the garden a top improvement
 - Mark – Should we send out survey in multiple ways to ensure more people reply?
 - Potentially advertise in the KV Community Newsletter.
 - Bill – Would prefer the ask didn't get out in the community newsletter.
- Next Steps:
 - Send out 2nd survey.

- However, the timing will be deferred until after apartment rezoning issues, hopefully to improve response rate.

COMMITTEE REPORTS

Clubhouse: Diane Pfundstein

- Diane – Obtained quote for countertop – granite would be about \$2500.
- Diane – Obtaining other quotes for alternate solid surfaces.
- There have been some Clubhouse cancellations due to Covid-19.

Pool

Pool Rules

- Remove pool noodle & float restrictions
- Add no group size floats
- Will use the same company for attendant – schedule to be sent
- 1st day open will 5/21
- Tina – please note: Pool attendants who are not lifeguards leave us liable.
 - Becky will inquire on cost of difference, etc
 - Angel to inquire if we have residents who are lifeguards. If so, refer to agency

Pool Card and Security Network – Mark

- Mark reported that on March 23rd, LongSolutions successfully installed and configured the new network firewall and wireless router.
- In addition, remote security camera access was established.
- The newly designed network architecture from LongSolutions, establishes our remote access portal for the new pool card system. Remote access was not previously possible, limiting pool card maintenance to a third party. Priestley Management now has direct access to add and change pool card information at will.
- Based on an approved budget of \$600, the final cost of equipment (firewall/router) services and taxes was \$587.78
- Invoice was approved for payment following deliverable acceptance by Mark.
- Mark commented if needed, LongSolutions is available to assist with future projects.

Pool Cards – Mark

- Mark reported that on March 18th, LongSolutions assisted (at no additional charge) in obtaining the administrative logon credentials to the current state Honeywell pool card system.
- The previous third party who maintained that system, ignored repeated requests from Priestley Management (since July 2021) to provide access to our own system.
- The credential recovery provided by LongSolutions, plus their assistance in extracting system data, was pivotal for the Master Board to obtain/access our inventory assigned pool cards.
- Following the extraction of data, an inspection of the existing cards uncovered that a large percentage (~30%) were missing owner names and addresses.
- Card data audits are normally performed by either the system administrator and/or account managers. Both of those roles were previous filled by the third party who maintained that system, the same resource who ignored repeated requests for information from us.
- Missing owner names and addresses will be a challenge to identify, but not insurmountable in obtaining, nor a direct obstacle for converting to our new pool card system.
- For cards that do NOT have names/addresses, we could choose to:
 - Remediate missing owner information through active audits.
 - Deactivate cards and have Becky communicate that action.
 - Do NOT charge residents affected by card deactivation.
 - Seek guidance from Carolina Alarm as Mark meets to discuss data conversion steps.
- At this time, Mark will ask Carolina Alarm for suggestions that might affect the data import.
- The current forecast is to complete any data cleanup activities before April 22nd
- Mark confirmed a sperate card exists for Davie County Sherriff Deputy for off hours access.

Pool Furniture - Diane

- Diane – Request to add 4 tables, approximately 36" wide
 - Would in part replace small side tables that have been broken
 - Cost not to exceed \$40/each.

- Chris – Motion to approve purchase
- Charles – Second
 - **Mark – Motion Approved 5-0**

Work Orders:

- Pool Window Repair
 - Temporary repair appears fine

ARC – Diane Pfundstein

- Diane states all is going well
 - 3 of 5 members are active
 - Potential updates to include:
 - Small back-yard gardens, Rock landscaping, Trex boards, Hardy Plank boards
 - Will start committee to review
- Becky: Antenna violation - submitted request and included legislation stating protected
 - ARC has received the request
 - Motion to approve – Mark
 - Chris – Second
 - 4/0 to approve

Playground update – Diane

- Replenish Mulch – Estimate approx \$4,000 (SF landscaper) for mulch
 - Get second estimate from Blakely
 - Motion to approve best estimate – Tina
 - Second – Charles
 - 5/0 to approve

SUB-ASSOCIATION REPORTS

Single Family – Dean Warren

- **Dean Warren:**
 - Apartment rezoning denied during planning meeting
 - Rise
 - Can't get fence company to complete due to supply issues
 - Might like to add boulders to keep cars from moving through the area where a fence is now
 - Community Garden, Dog Park, etc – SF may offer their land to ensure all neighbors can use.

Carriage Homes – Chris Fowler

- No news to report.

Townhomes - no representative present

- No news to report.

Condos: no representative present

- Becky – Per Robert – Old Towne resident upset regarding trash-can violation, Condos are mildew, etc
 - Condo Molding:
 - Need to grant a 45-day timeframe for completion

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.
- Greenway - Home with mini-split – will not be approved
 - Letter sent informing
 - Need wording from ARC (Tony) so second letter can be sent
 - Fines to be implemented until compliance
- Town Park – noise/vibration complaints
 - There have been 5 property visits by HOA President
 - Another Board director went 6 times for walk-bys and can't hear/see
 - No noise/vibrations apparent at that time.
 - Matter is closed – Priestley to send letter informing
- 192 Brookstone – missing garage door (or bolted up)
 - Need to determine if the garage door missing is a violation
 - Also missing a shutter
 - Letter to be sent next week
- Hearing Date 5/18 @5pm

ONGOING BUSINESS

Gazebos

- Need professional estimate to repair/clean

Sidewalk Repairs – Becky

- Quote for Safety Hazard repair around pool/clubhouse – over \$2,904k IF done at the same time as condo work
- Motion to approve – Chris
 - Second – Tina
 - **5/0 – Motion approved**

Rezoning

- Planning & zoning denied
- Public Hearing 5/10 at WinMock

Pond/Dam

Potential pond failings and lower dam failures due to potential increase water runoff – need to investigate

- Becky will review town study on dams
 - Will also review state information to determine needs

Cedar Ride-Along

- Haven't been done recently due to out of office and Cedar's reduction in staff
- C Akers will go on next ride-along for support

Adjournment

- Chris – Motion to adjourn
 - Mark – 2nd
 - Approved: 5-0
 - Meeting adjourned 7:47 pm

Tina Smith-Goins - Secretary
 Kinderton Village Residential Homeowners Master Association Board of
 Directors