

Board of Directors

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

**Meeting Information**

Date: July 20, 2022
 Time: 6:00 pm
 Location: Clubhouse
 Meeting Type: Zoom/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 |
| Tina Smith-Goins | Secretary | Present | |
| Chris Fowler | Treasurer | Present | Becky Myers - Priestley Management |
| Thomas Lofton | Director | Present | |

Call to Order

- 6:00 pm – call to order by Mark Pfundstein.

Approval of Minutes

- Review and approval of meeting minutes from:
 - KV Master Board Minutes 05-18-2022
 - KV Master Board Minutes 06-15-2022
 - KV Master Board Pool Violation Hearing 07-13-2022

Treasurer Report

- Financials as of 7/20/22
 - Operating: \$96,977.39
 - Reserve: \$89,119.22; CD \$47,461.33; 12mc CD \$20,120.36
- \$ 2k over pool budge for month
- \$3500 over budget on pine straw (due to playground)
- \$11k under budget
- Cedar Cashin did not make it and they are in arrears
- Capital Acct: +\$ due to no expenses

Mark motion to approve the treasure's report as presented:
 Second - Thomas – 4/0 approve

Master Board Vacancy

- On June 26th, Mark notified the Master Board that Charles Akers resigned his position as Vice President.
- Charles did indicate that his involvement with the Architectural Review Committee will continue.
- Two potential replacement candidates have e-mailed Mark directly and inquired about the vacancy.
- Replies were e-mailed to those individuals as well as another candidate. All three had previously indicated their desire to serve at the KV Master Board Annual Meeting on Feb 22, 2022.
- Those who expressed a willingness to serve, were told that the Master Board will be reviewing the procedural rules and next steps in tonight's BOD meeting.
- Board members discussed KV Master Association By-Laws related to vacancies on the Board of Directors.
- Given this opening occurred following the annual meeting, vacancies in the Board of Directors may be filled until the date of the next Annual Meeting by the remaining Directors.
- Of the seven candidates who previously presented themselves on Feb 22, 2022, Mark will contact the remaining four and begin to coordinate days/times when they can introduce themselves to the Master Board.

COMMITTEE REPORTS**Pool- Diane Pfundstein**

- Reviewing staffing hourly commitments
- Pool phone needed repair
- Paper towel dispenses installed
- Pool Rule Clarification by lawyer
 - Mark – motion to approve attorney clarifications/recommendations
 - Second – Chris - 3 approve, 1 refrain

Clubhouse: Diane Pfundstein

- AC not working properly – submitting new work order
- Counters replacement - complete
- Mark:
 - Additional GFI outlet boxes need repaired in the pump room

ARC

- Lotus does not need to be cleared
- Grass in Volleyball court needs to be contained properly (no roundup)
- All running smoothly – all members active
- Pergolas need washed/repaired
 - Investigating solutions
 - Becky to investigate pressure washing.
 - Tina to investigate painting/repair and refer to Diane Pfundstein

ARC VIOLATIONS - Becky & Charles

- Very good response rate to violations
 - Hearing – Archer pressure washing now complete

Grounds:

- **Neighborhood signage** -
 - We need “No Swimming” signs at the pond & new signage throughout the neighborhood
 - Tina to get quotes on refreshing signs that are faded as well as No Swimming signs at the pond
- **Trees** – a couple of trees down/dead
 - Mark – motion to proceed w hiring someone to remove dead trees (Jones Tree if awarded contract, will also fix tree hit by lightning) \$3,300
 - All approve
 - Financial Responsibility for tree damage:
 - Tina/Diane - to work with the town on trimming. Who does what?
- **Bees** – at entrance
 - Pest company treated
- **Irrigation** – Common area at the Parkview playground, is not entirely covered by automated irrigation. Blakely will overseed in the fall to help reestablish high traffic, bare dirt areas. Cost \$570
 - Mark – motion to approve work when times come
 - Second – All approve

MB Hearings:

- Vandalism – Parent hearing held on July 13th regarding pool deck graffiti

Overall Work Orders:

- **Pool Window Repair**
 - Mem's room window was repaired to be non-functional.
 - Becky had previously asked for compliance letter from the Fire Marshall on this fix.
 - Within the June 15, 2022 meeting packet, Becky did include a letter from Cameron Webb, Davie County Fire Marshall, indicating that the changes made shall be approved by their office.
- **Pool Phone** (Yadtel / Zirrus)

Playground update – Tina

- **Picnic Tables** at OakWind park
 - Tina to get costs for 1 or 2 tables – Tina to provide Becky name of company for payment
 - Mark – motion to approve
 - Second – Chris - 4/0 approve

SUB-ASSOCIATION REPORTS

Single Family – Diane Pfundstein

- No news to report.

Carriage Homes – Chris Fowler

- No news to report.

Townhomes - no representative present

- No news to report.

Condos: no representative present

- Pressure washing started
- Condo board will update some landscaping to enhance look and provide consistency.

Quads: no representative present

- No news to report

Charleston Townhomes: no representative present

- No news to report

ONGOING BUSINESS

Rezoning:

- Robert Morgan with Homes Urban has request to present a revised site plan to Kinderton Village residents based on feedback provided/received. Tentative date for that event will be July 27th at the Kinderton Clubhouse. The invitation is planned to include Andrew Meadwell, so he can explain how conditional rezoning will work and address any questions on behalf of the town.
- The Master Board is awaiting revised/final site plan from Homes Urban, included with their planning board submission. This is the basis our environmental attorney requires for impact analysis on our ponds.
- Communication plan:
 - SF Communication plan – unknown
 - MB Communication plan – Will email and post online (website, Social Media)
- Rezoning Signs – Per town, we must move to KV owned property vs roadside/state owned.

Communications

- June/July include: Website updates, Newsletter, Facebook (social & KV) & NextDoor:
 - Updated website with Newsletter
 - Town council meeting info
 - Rezoning meeting details

Adjournment

- Mark – Motion to adjourn
 - Chris 2nd
 - Approved: 4-0
 - Meeting adjourned 8:00 pm

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