

Kinderton Village Single Family
Board of Directors Meeting
Monday May 23, 2022
Minutes

Call to Order at: 6:00

Present: Diane Pfundstein, Dean Warren, Paul Dixon, Kathleen Sears, Chris Bryant
Cedar Management representative: Mark Tepsich

I. Online Voting Unanimously Approved Board Action Items

Approved Minutes of the SF Board Meeting – April 25, 2022

II. Financial –

- A. Aged Accounts
 - 1. Paul to report
- B. Financials – Paul's Summary
- C. Open item(s) for discussion
- D. Violation collections
 - a. We will begin receiving demand letter notices
 - b. Mark to provide final process to determine costs and lien renewal
- E. Annual audit – timing and degree of audit to be determined
 - a. Cost to be determined for an audit for the past 5 years

III. Old Business

- A. Junipers for Oakwind Drive, (moved to Autumn)
- B. Watering reimbursement for newly planted areas.
- C. Prioritize list of suggestions for the neighborhood
 - a. Dog Park
 - i. Mark to check on liability issue
 - ii. Fencing cost
 - iii. Discuss with Master Board to see if they'd be willing to discuss using their land
 - b. Tennis / Pickelball courts
 - c. Picnic Shelter
 - d. Community Garden
 - e. Pier on pond for walking and fishing
 - f. Safety Mitigations

- g. Online voting opportunity
- h. Utilize technology / social media to reach out to KV residents to make SF HOA more transparent and accessible
- D. Discuss timing of paving (Ruston Paving)
 - a. Bryce Fey replaced Tom Mallalieu
 - i. Unanimous decision to move forward this summer with paving
 - ii. Consult Mark P for last year's plan
- E. Fencing by RISE
 - a. Quotes for moving boulders into area prior to fence construction too high, will wait for fence
 - a. Once new fence is in place, chain link fence to be removed.
- F. Motion approved unanimously to modify easement on the road to Rise to save a tree
 - a. Landscaping around Utility box, Duke Power must approve all plans to block its' view
Diane to provide recommendations for shrubs or privacy fence
- G. Signs
 - a. Stop signs to be moved back 4' in front of sidewalk crosswalks
 - b. Painted white lines to be covered and repainted
 - c. Waiting on timing, BR may begin in June
- H. Motion at annual meeting passed to review CCR's stating an in-person quorum is required.
 - a. Can we modify the CCR to include an on-line vote? - consult with attorney
 - b. Need 67% to 70% approval for this change
 - c. Mark to review legal wording and cost to move forward
- I. Effort to reduce speeding in neighborhood, Chris reports
 - a. Speed limit signage
 - b. May place speed humps (versus speed bumps) by stop signs
Meet with BR Planning Council regarding possible placement of speed humps
- J. Monthly inspection / violation report (try to merge violations with MB report)
 - a. ARC member to have Single Family violation report to be viewed when on the ride-along with MB rep to help merge reports.

V. New Business

- A. No parking / towing at owner's expense sign placed at emergency access road.
- B. Google directions to RISE through KV seem to have been removed
- C. Mark to investigate w/ lawyer how to deter corporate purchasing of homes in KV for the purpose of renting

VI. Adjournment: 8:00 (next meeting June 27th)