

**Board of Directors**  
 Tony Krasienko, President  
 Mark Pfundstein, Vice President  
 Paul Dixon, Secretary  
 Chris Fowler, Treasurer  
 Jean Mock, Member at Large



**Meeting Information**  
 Date: September 15, 2021  
 Time: 5:30 pm  
 Location: ZOOM Meeting  
 Meeting Type: Regular Meeting

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

Board – Attendee Name	Title	Status	Guest Attendees
Tony Krasienko	President	Present	Becky Myers – PMC
Mark Pfundstein	Vice President	Present	Dean Warren – Single Family HOA
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

**Call to Order**

- 5:33 pm – call to order by Tony Krasienko.
- Roll call of attendees.

**Meeting Minutes – Aug. 18, 2021**

- Motion to approve - Tony  
 - Second - Chris  
 - Approved: 5-0

**Treasurer Report**

- Operating cash ended month with \$54,000, Reserve cash \$142,000.
- Operating revenues show positive \$19,000 YTD.  
 Expenses:  
 - Misc landscaping (\$2,000) due to timing.  
 - Insurance positive \$4,000 due to timing. This will be paid in October.  
 - Total positive variance in operating \$31,000.
- Reserve - no expenses. \$15,000 YTD positive variance.
- Motion to approve Treasurer’s Report – Tony  
 Second – Jean  
 Motion Approved: 5-0

**COMMITTEE REPORTS**

**ARC**

- Discussion of standard operating procedures, staffing. Structure needs updating.
- ARC – will need to have procedures updated for new ARC members in January, 2022.
- Mark mentioned we must also follow Town of Bermuda Run requirements as well.
- Tony – will discuss some background with Jeff Hinkle.
- Discussion of ARC violations – worst offenders.
  - Home on N. Forke – no changes. Basketball goal, mold/mildew. Due to time of the ongoing violations, there was a discussion of options, BOD agreed to check legal options. Becky will set up a hearing with resident, on Oct. 1. Will advise the BOD.
  - Home on N. Forke – wood pergola still up.
  - Home of Bridgewater – mowing issues. The resident is working to get this done.
  - Home on Parkview – needs pressure washing. Hearing on Oct. 1, to include this resident.

**Communications – Angel Jackson – (not present)**

- Nothing to Report
- Mark advised that Angel has been very helpful with paving project, getting the updates out.
-

### **Pool/Clubhouse - (Diane Pfundstein and Alicia Johnson - (not present)**

- Mark reported that classes are going well at the clubhouse.
- Pool is closed for 2021 – furniture needs to be placed under deck for the winter. Furniture not put away last winter.
- E-mail from Alicia Johnson – regarding pool issues including issues with pool company – vacuuming pool, extension of pool season, pool furniture and need for attendants.
- Discussion of pool issues:
  - Attendants may not be needed next year.
  - Pool cannot be open after dark, no certification.
  - Pool furniture was new in 2018, may need to replace a few broken pieces.
  - Discussion of large diamond shades in the corners, will require some installation. Becky to get pricing.
  - Resurfacing of the pool last done in 2015. Aaron at Pool Professionals advises not needed for a few years.
- Resident lost a pool card, Becky advises the card number could not be found for the address.
  - Resident is asking for a new pool card – without paying replacement fee.
  - Motion to have resident pay for a new card – Tony.  
Second – Mark  
Motion approved: 5-0

### **Sub-Board Reports**

#### **Single Family - (Dean Warren)**

- Tony – mentioned the good job on paving project.
- Mark advised that he had 5 resident volunteers that assisted with project.
- Mark – advised that SF HOA would be proceeding with landscape project – SF common area on Kilbourne.
- Still waiting on status of gate going into RISE, no completion date yet.
- Mark – paving project going well, dump truck ran over a yard, but this will be repaired.  
Paving almost complete – except alley J. Paving will be completed 9/16 and inspection 9/17.

#### **Carriage Homes – (Chris Fowler)**

- Will be discussing new budget in November, 2021.
- 

#### **Townhomes – (no representative present)**

- Nothing to report.

#### **Condos – (no representative present)**

- Becky advised that gutters were repaired – building on Oak Wind.

### **Ongoing Business**

- **Playground Replacement** – playground near the swimming pool/clubhouse.
  - Carolina Recreation – catalog is at the clubhouse, for review.
  - Discussion of the playground border, ensure it is same size as existing border.
  - Main items to be included will be slide and swings. Total price will include these components as well as other options, which are priced for each component. Carolina Recreation will work up options and pricing.
  - Becky has a meeting with a second company on Sept. 22.
  - Questions: lead time for project, what will be child age range of new playground equipment.
- **Pool Security Review (Mark).**
  - Mark - met with Carolina Alarm.
  - Carolina Alarm equipment is not compatible with existing system.
  - Carolina Alarm can also provide gate control, can re-program existing pool cards.
  - Cost estimate - \$4,682 – one time fee, no recurring fees.
  - Mark - still waiting on response from Derrick regarding existing system.
  - Will need Derrick to assist, even if we change cards and gate provider.
- **Pond Discussion**
  - Lotus flowers in the pond – planted by Dragonfly about 2-3 years ago.
  - Discussion if we want to remove them or just cut them back.
  - Many residents like the plants with the large lotus flowers.
  - Becky will get quotes. BOD can vote online.

- **Community Garden**
  - Discussion of the issue, waiting on survey from Communications of other possible uses of common area.
  - We will want to keep Bill Hansen informed. Tony will reach out to Angel and Bill Hansen.
- **Erosion on Dell near the pond.**
  - Becky mentioned the erosion issues on the dell - on left side of road - Lakeside Crossing.
  - Prior quote was for nearly \$13K, Becky will obtain a new quote.
- **Water Heater Replacement – Cost \$1,440.00**
  - Motion to approve the replacement – Tony
  - Second – Jean
  - Motion approved: 5-0
- **Border grass around the pond – geese mitigation.**
  - Becky asked if we want to get a rate to cut this back every two months.
  - BOD asked Becky to obtain a rate to cut this back every two months.
  - Tony asked Becky to advise what we spent on prior goose removal.

### **Management Report**

- **Work Orders**
  - No open work orders.
- **Violation Report**
  - 50 new violations.
  - Commercial Signs (roofers) – Becky will need address and photos of any signs.
- **Annual Plan**
  - Complaints about Blakley not mowing every week.
  - Becky advised that grasses are now in post emergent season – treat weeds that are already growing.
- **Sidewalk Repairs**
  - Jean advised they were not fixed near her home on Town Park, which was part of 2021 project.
  - Tony advised Town of Bermuda Run completed repairs that were in budget for 2021.

### **Items on Hold**

- Tabled – to be discussed at next meeting.
- Motion to Adjourn – Tony
  - Second - Mark
  - Motion approved: 5-0
  - Meeting adjourned 7:18 pm.

Paul H Dixon, Jr. - Secretary  
Kinderton Village Residential Homeowners Master Association Board of Directors