

**Kinderton Village Single Family
Board of Directors Meeting
Wednesday, January 11, 2023**

Minutes

Call to Order at: 6:00 PM

Present: Diane Pfundstein, Dean Warren, Paul Dixon, Chris Bryant

Cedar Management representative: Mark Tepsich

I. Motion for Dean Warren to act as Secretary to record and distribute minutes for this meeting. Approved

II. Approval of November minutes

A. Majority Approval of Minutes of the SF Board Meeting – November 28, 2022

II. Financial (closed meeting) –

A. Aged Accounts

1. Paul to report

B. Financials – Paul’s Summary

a. Move some portion of Reserve account to short-term CD

C. Open item(s) for discussion

a. Review any issues regarding the move from First Citizens Bank to Alliance Association Bank

D. Violation collections

E. Motion to move \$25,000 from Reserve to Ozark CD 13-month term at 4.25%. Unanimously approved.

F. Paul receiving quotes for Management company audit of KV finances.

III. Old Business (Open meeting)

A. Landscaping

a. Currently no contract with JL Exterior Maintenance (Nick)

b. Open to competing bids to ensure best use of funds

B. Tree trimming.

a. Awaiting BR schedule

C. “No parking” signs are down at RISE access. Need to be placed back into position. Talk to Andrew to determine location and depth. (Dean)

V. New Business

A. Kathie Sears has tendered her resignation from the SF Board, effective immediately. Her resignation has been accepted.

- B. Preparation for 2023 Single Family HOA voting.
 - a. Currently have approximately 100 residents who have accepted electronic voting
 - b. We need to elect a representative of SF for the next MB meeting (by Jan. 15th). Dean has been selected as representative with Paul being back up.
 - c. Date: Feb 23rd Motion passed unanimously.
 - d. Need to get residents to apply for vacant positions (ask for bios)
 - e. Need to notify residents of election dates
 - i. Email
 - ii. Social media
 - iii. Signs
 - f. Need to mail and email ballots and proxies with dates and times.
- C. Motion to call a Special Meeting of the Master Association to immediately remove the members of the Master Board, and if approved, hold a new election within the Master Association to place a new Master Board. Passed by majority vote.
- D. Diane Pfundstein has tendered her resignation from the SF Board, effective immediately. Her resignation has been accepted.

VII. Adjournment: 7:20 PM