

**Board of Directors**

Jeff Hinkle, President  
 Tony Krasienko, Vice President  
 Paul Dixon, Secretary  
 Chris Fowler, Treasurer  
 Jean Mock, Member at Large

**Meeting Information**

Date: January 15, 2020  
 Time: 5:30 pm  
 Location: Club House  
 Meeting Type: Regular

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

Board – Attendee Name	Title	Status	Guest Attendees
Jeff Hinkle	President	Present	James Brown - PMC
Tony Krasienko	Vice President	Not Present	Larissa Brenner – President, SF- HOA
Paul Dixon	Secretary	Present	Diane Pfundstein - Pool/Clubhouse
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

***Call to Order***

- 5:40 pm – call to order by Chris Fowler.

**Approval of Minutes**

- Motion from Chris Fowler to approve minutes from last meeting – Nov. 20, 2019.  
 Jean Mock – second. Motion passed 3-0.

**Committee Reports****Communications: Angel Jackson (not present)**

- Nothing to report.

**Pool/Clubhouse: Diane Pfundstein**

- Still having problem with some renters of clubhouse space, leaving a mess. This area must be left in clean and original condition or deposit may be withheld.
- New rental agreement – to be reviewed at next regular meeting.
- Basketball court – fence is bent, needs repair. PMC will put in a work order.
- Lights not working at front of clubhouse. PMC will put in a work order.
- Trash cans near clubhouse needs to be set out on curb, lock on fence not working.
- Someone removed cable on video monitor at clubhouse; need to purchase a new cable.
- Shutter broken on clubhouse, PMC will put in a work order.
- Door leaking at clubhouse, PMC will put in a work order.

**ARC – Geraldine Carter (not present)**

- 
- 

**Sub-Board Reports****Single Family Board – Larissa Brenner**

- Dead tree behind 190 Parkview was cut down by SFHOA, needs to be hauled away, SFHOA to arrange.
- Annual meeting – Feb. 18, 6:30pm at Hillsdale Baptist Church.
- KVMB voted to hold joint meeting with SFHOA in February.
- Motion-Jeff Hinkle 2<sup>nd</sup> - Chris Fowler Approved: 4-0
- Larissa confirmed that 4 acres deeded to SFHOA by developer – sloped area behind new homes on Kilbourne.
- SFHOA voted to absorb the \$3.00/month dues increase for 2020, not passed to single-family owners.

**Carriage Homes – Chris Fowler**

- Annual budget passed.

**Townhomes** - no representative present.

- No news to report.

**Condos:** no representative present.

- No news to report

**Quads:** no representative present.

- No news to report

## **Management Reports**

### ***Treasurer Report – Chris Fowler***

- Still waiting on claim settlement from NCDOT - \$14,000.
- There was a Landscaping charge.
- Waiting on Cedar Mgt. to pay KVMB \$12,000 for dues.
- Operating Fund Balance \$40,983.35.
- Reserve Fund Balance - \$63,911.89.

### ***Ongoing Business***

- I-40 claim – still waiting on payment from NCDOT - \$14,000.
- New rental agreement for clubhouse, to be reviewed at next regular meeting.
- Clubhouse cleaning – new cleaner not cleaning yet. PMC to have them contact Diane.
- Need to install an emergency phone (911 only) at pool, PMC to obtain a quote.
- Automated Chemical Controller for pool, quote provided by PMC, decided to table this until spring.
- Volleyball court. PMC received second quote, which does not include removal of old wood. Board decided to review again at next regular meeting.
- PMC presented some new rental agreement drafts, to be reviewed and discussed at next regular meeting.
- Repair of broken benches in gazebo on Town Park, PMC to check on aluminum type benches.
- Mail kiosks need pressure washing – tabled until summer.
- Pool deck needs pressure washing – decision tabled until next regular meeting.
- 

### ***New Business - Comments***

- Mail Kiosk near pond, lights not working. Paul checked kiosk and wiring was installed but no meter or lights yet. PMC to follow up with developer.
- Additional pond repairs needed – Dragonfly to attend next regular meeting to explain and provide cost.
- Paul – residents complaining about intersection of Lakeside crossing and Bridgewater/Kilbourne drives, more traffic and no stop signs, needs a 4-way stop.  
Jeff - Motion to approve two new stop signs. Chris Fowler – second Approved: 4-0  
PMC requested to draft a letter to the City of Bermuda Run to request installation of two new stop signs.
- 

### ***Management Report – from PMC – James Brown***

- James Brown has been assigned to manage Kinderton Village.
- 

### ***Announcements/Requests***

- None

### ***Adjournment***

- Motion to adjourn was made by Jeff Hinkle and seconded by Chris Fowler. Motion passed 4-0.
- Meeting adjourned at 6:37 pm.

Paul H Dixon, Jr. - Secretary

Kinderton Village Residential Homeowners Master Association Board of Directors