

Board of Directors

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

**Meeting Information**

Date: April 15, 2020
 Time: 5:30 pm
 Location: Conference Call
 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	Becky Myers - PMC
Tony Krasienko	Vice President	Present	Jim & Sarah Burke – Residents
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

***April 15, 2020 meeting was held as a conference call due to the Coronavirus restrictions, only board members attended, along with Becky Myers of PMC and two residents (see below)**

Call to Order

- 5:30 pm – call to order by Jeff Hinkle.

Approval of Minutes:

- Motion – Jeff Second - Jean
 Meeting minutes from March 18, 2020 were **approved 5-0 (also approved via e-mail)**

Request for Stop Signs at Kilbourne Drive at Pendleton Drive

- Board allocated time for residents Jim & Sarah Burke to discuss a request for stop signs on Kilbourne Dr. – at intersection with Pendleton Dr. The Burkes live at this intersection and advise that drivers are going too fast.
- After discussion with Burkes, the board discussed and decision was made to vote to refer issue to the Town of Bermuda Run and Davie County Sheriff Office for their expertise and to review the traffic at this intersection.
- Vote to have PMC write a letter to Town of Bermuda Run:
 Motion – Chris Second – Jeff **Approved: 5-0**

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

- No news to report.

Pool/Clubhouse: Diane Pfundstein (not present)

- There are no scheduled clubhouse rentals until May.

ARC – Geraldine Carter (not present)

- ARC has requested that documents on Kinderton Village site have a separate link to ARC page, there was no objection from board.
- Discussion of the issue with new pergolas being installed without ARC approval. Present rules require that these structures are approved by the ARC and that they must be attached to the home or anchored to foundation of patio or home.

Sub-Board Reports**Single Family Board – Larissa Brenner (not present)**

- No news to report.

Carriage Homes – Chris Fowler

- One new resident, no other news.

Townhomes - No representative present.

- No news to report.

Condos: No representative present.

- No news to report

Quads: No representative present.

- No news to report

Ongoing Business

- Beach Volleyball Court– Border Replacement:
Review and discussion of several quotes.
Agreed that HOA would remove and dispose the old wood border, saving additional costs.
A dumpster or trailer will be required for disposal of old wood.
Playground Packages was best quote for installation of “Funtimbers” - \$2988.79
Motion to accept Playground Packages quote - Jeff Second – Chris **Approved: 5-0**
- Pond - Riser Repairs:
Not fixed in 2019 as did not need the repair at the time
Discussion of the repairs needed in 2020 and two quotes.
Foster Lake & Pond Mgt. Inc. – best quote: \$3671.58
Motion to accept Foster Lake & Pond Mgt. Inc. – Jeff Second – Chris **Approved: 5-0**
- Pool Opening:
Discussion of restricting residents that are not current in payment of dues.
Access may be denied to residents if dues are not up to date.
New cleaning company will begin cleaning clubhouse
- Bench Replacement – Town Park (4 benches) and Pinewood (1 new bench).
5 benches were approved at March, 2020 meeting.

Management Reports

Treasurer Report – Chris Fowler

- Claim against NCDOT – funds have been received from lawyer - \$15,000.
- Master Board is under budget for 2020.
Operating under budget by \$10,000.
Reserve under budget by \$17,000.
- Operating Fund Balance \$47,530.37
- Reserve Fund Balance - \$79,861.35
- Confirmed with PMC that CD (\$47,561.33) was renewed for a 1-year.
- Revenues will increase with new homes.
- Operating expenses will increase in the summer months.
- Cedar payments are still behind each month. PMC will write a letter Single Family HOA to get payments up to date.

Management Report – from PMC

- No inspections in April due to “stay in place” restrictions.
- Mail kiosks to be pressure washed after pollen season.
- Kiosk 7, still missing 2 lights.
- Landscaping Issues with one home on Kilbourne Drive, may need to hold a hearing.
-

Announcements/Requests

- None

Adjournment

- Motion to adjourn - Jeff Hinkle Second - Chris Fowler. **Motion passed 5-0.**
- Meeting adjourned at 6:43 pm.

Paul H Dixon, Jr. - Secretary

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