

Board of Directors

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

**Meeting Information**

Date: July 15, 2020
 Time: 5:30 pm
 Location: Clubhouse
 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	Larissa Brenner – KVSF HOA President
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

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

Approval of Minutes from June, 2020 Meeting:

- Motion to approve - Tony Second - Chris
 Meeting minutes from June 17, 2020 meeting were approved 5-0 (also approved earlier via e-mail)

Treasurer Report – Chris Fowler

- Operating Fund Balance - \$53,115.14
 -Due to Covid-19 we had some increased expenses – primarily pool attendant – approximately \$6,000.
 -Riser repairs – additional expense.
 -\$12,000 – positive variance.
- Reserve Fund Balance - \$80,173.86
 -\$18,000 positive variance.
 -New A/C Unit for clubhouse.
- Becky advises that \$250 miscellaneous income from pool cards, which will be offset by miscellaneous invoices for issuance of new cards.
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Committee Reports**Communications: Angel Jackson (not present) – reported by e-mail to Becky.**

- Pool – Phase 2 extended by Governor for at least 3 weeks.
- Community Safety – skateboards. See below under ongoing business.
 PMC will also check with Lee Rollins at the Town of Bermuda Run, see what is budget for sidewalk repairs.
- Community Events –
 - Kona Ice truck, either Labor Day or at end of pool season, request a more central location or two different locations.
 - Garage Sale – October.

Pool/Clubhouse: Angela Monroe & Diane Pfundstein (not present)

- Clubhouse - no news to report.
- Larissa - Question of pool toys and floats from a resident, not allowed under current CDC and Health Dept. guidelines.
- Larissa – resident asked if pool schedule could have time included for laps only, this was discussed, no changes.
- Pool attendant contract requires 30 days notice to end attendant employment. Since Phase 2 may change August 8, PMC will provide 30 days notice to the employment agency now, in event NC moves to Phase 3 and an attendant is no longer required. If attendant is still require we should have option to extend.
- Discussion to increase current pool hours to 7 days per week, with same daily schedule: 10am-8pm.
 *this was subsequently approved by the board via e-mail, effective July 20, 2020, pool open 7 days/week.
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ARC – Jeff Hinkle

- New volunteer - waiting approval of ARC.
- Still issue with a resident that installed a pergola, without ARC approval.
The resident did not show for a hearing on this issue, fines will be now be imposed.
- ARC still waiting request from residents who appeared at last meeting, regarding privacy border around their hot tub.
- Chris requested update on resident on Kilbourne parking in grass.
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Sub-Board Reports

Single Family Board – Larissa Brenner.

- Sidewalks near Glen Arbor Drive entrance have mold and are slippery. PMC will contact Town of BR to clean.
- Pool questions – see above, under pool.

Carriage Homes – Chris Fowler

- No news to report.

Townhomes - No representative present.

- No news to report.

Condos: No representative present.

- No news to report

Quads: No representative present.

- Two lots have been purchased from developer by Eastwood homes, the intention is to build two multi-family buildings. These residents will have a separate HOA but will pay master dues.
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Ongoing Business

- Beach Volleyball Court– Border Replacement has arrived – to be installed this week, PMC to advise schedule. Invoice to be sent to PMC.
- Benches in common areas – they have been installed, not required to be attached to concrete.
- Pond – riser repairs have been completed.
- Basketball court – no repairs needed at this time.
- Pool Gate – still not latching correctly, PMC will follow up with fence company.
- Becky advised that hose bibs at pool were disconnected in the past due to a leak. No need for them right now.
- Skateboards – it is illegal to ride them on streets, when a sidewalk is available. Will request Angel to post the laws regarding this issue, NC SS20-174 (d). PMC will also check with Lee Rollins at the Town of Bermuda Run, see what town has budgeted for sidewalk repairs.
- Trash can near pond has a broken top/cover. PMC will see if they can order just a new top.
- 2021-22 Pool contract with Pool Professionals. They are asking for a 6% increase over current contract.
Motion to approve: Chris Second: Jeff Approved: 5-0
- Caulking around pool – quote for \$867. Tony requested samples of the caulking materials to be used. Decision will be tabled until August or September.
- Bulk waste items, Tony asked if we can add Davie Count link for disposals, which are \$25 per load.
- Brush pickup, always Monday after last weekend of the month. This month – July 27.
- New mail Kiosk keys, are these provided from the Post Office or the Town? Discussion and PMC to advise.
- HOA is not responsible for law enforcement issues such as speeding, fireworks, etc. PMC to ask Angel to publish in next newsletter.

Adjournment

- Motion to adjourn - Jeff Hinkle Second –Tony Krasienko **Motion passed 5-0.**
- Meeting adjourned at 6:50 pm.

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