

Board of Directors

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

**Meeting Information**

Date: Sept. 16, 2020
 Time: 5:30 pm
 Location: Clubhouse
 Meeting Type: Regular Meeting

**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 – President, SF HOA
Paul Dixon	Secretary	Present	Jim Fulghum - Resident
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 August Meeting:

- Motion to approve - Jeff Second – Chris Approved: 5-0

Guest – Jim Fulghum - Resident

- Mr. Fulghum expressed his (and neighbors) concerns about the condition of drain inlets and described the drainage Issues affecting the Eastwood Homes - Phase 3A area.
- The location of the drain inlets were determined to be on private property and a permanent easement.

Treasurer Report – Chris Fowler

- Operating Fund Balance - \$50,691.65
 - YTD Positive variance - \$10,145.28
- Reserve Fund Balance - \$83,994.27
 - YTD Positive variance - \$21,950.18
- Motion to approve Treasurer Report – Tony
 Second – Chris
Approved - 5-0

Committee Reports**Communications: Angel Jackson – not present**

- No updates

Pool/Clubhouse – Angela Monroe (pool) & Diane Pfundstein – both not present

- Covid 19 – Governor’s new guidelines allows 25 persons at clubhouse. Social distancing still required.
- Pool Closed – Sept. 13 (Sunday).
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ARC/Violations – Jeff Hinkle

- Becky mentioned that KVMB needs to collect fines from SF HOA.
- Residents with hot tub issue are installing a screened in porch – approved by ARC.

Sub-Board Reports

Single Family Board – Larissa Brenner

- Postpone yard sale until Spring, 2021.
- No changes to Halloween.
- Repairs to sidewalks by the town,

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.

- No news to report.

Ongoing Business

- SECU trees – to be handled by Blakley Landscaping. Approved by SECU.
- Lakepoint – complaint of disturbed common area – resident has reseeded the area.
- Pool Repairs – trench drain.
Motion by Jeff to approve the quote from Mayberry & Associates - \$960.75
Second – Tony
Approved – 5-0
- Parking issues at pool parking lot. Need to have towing contract and additional signs.

Work Orders

- Inspections for violations – next week.

Adjournment

- Motion to adjourn - Tony Second – Chris **Motion passed 4-0.**
- Meeting adjourned at 6:40pm.

Paul H Dixon, Jr. - Secretary

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