

Board of Directors

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

**Meeting Information**

Date: February 17, 2021
 Time: 6:00 pm
 Location: ZOOM Meeting
 Meeting Type: Annual 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	Residents- via Zoom call - online
Paul Dixon	Secretary	Present	
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 6:04 pm – call to order by Jeff Hinkle.

2020 Financial Review – Treasurer Report – Chris Fowler

- **Operating Accounts** total account balance as of December 31, 2020 = \$47,000
- Net income gain/loss TOTAL GAIN in the amount of \$6,564.13 for the year of 2020.
- Operating account for 2020: Budgeted \$151,350.00 actual expenses used were \$155,287.87 over budget. Excludes gain in income
- **Reserve Account** total balance as of December 31, 2020 = \$44,798.47
 Reserve account and North State Bank - CD \$47,561.33; \$92,000
- **Operating Expense Summary 2020:**
 - i.1. Pond Maintenance expenses were over budget due to riser repairs.
 - i.2. General Maintenance and Repairs over budget due to drainage repairs at the pool - main drain covers.
 - i.3. Pool attendant costs due to Covid-19 were in excess of budgeted expenses
 - i.4. All Pool related expenses were over budget due to Covid restrictions.
- Net gain due to decreased operating expenses in the reserve fund for 2020 = \$16,013.44 .
 Budgeted expenses for the year was \$28,000.00 and only \$11,986.56 was used. Gain of \$15,000 due to lawsuit settlement.
- There were no budget increases planned for 2021 and no assessments planned.
- Beginning balance : Operating Cash: \$40,000; Reserve: \$64,000.
- Becky added that the HVAC in the clubhouse was replaced in 2020 – funds came out of operating fund.

Accomplishments of Master Board in 2020 – Jeff Hinkle

- Pool Opening under strict Covid-19 guidelines.
- Replace border and nets on beach volleyball court.
- Pond Riser repairs – due to leak in riser. This was new issue from repairs in 2019.

Resident Questions:

- Are there fish in pond? Jeff – yes we had a fish count in 2020.
- Comments on the good job done by the ARC. ARC should be able to do site inspections later this year.

Master Board Candidates - for 2 openings – Comments

Chris Fowler – Incumbent Treasurer on MB – candidate comments
 Mark Pfundstein – 3 year resident of KV – candidate comments
 Dean Warren – 5 year resident of KV – candidate comments
 Steve Bailey – New resident to KV – candidate comments

Election and Process Comments – Becky

- MB has four sub-associations, those representatives will vote on new board members.
Carriage Homes – Helen Kelly
Single Family – Larissa Brenner
Condos & Quads – Joshua Willard
Townhomes – Barbara Turner
- Jeff Hinkle has served two years as MB President – will be stepping down.
- The current MB has worked on several projects, and volunteered their own time to work on projects and save money.
- No voting will take place today.
 - Ballots will be sent out to sub-associations on Thursday, Feb. 18.
 - Sub-Associations have 10 days to return ballots.
 - Final vote approval will be subject to a quorum, and Secretary of MB to verify.

Resident Questions:

- Q. Is MB budget on website? A. Budget is sent to each sub-association, they should post it.
MB can also publish budget on their website.
- Q. Regarding dogs in neighborhood, can we add more trash cans in more of the common areas?
A. Common areas belong to both the MB and SF associations. MB-17 acres SF – 20 acres. Currently, trash cans are only on MB areas, these are serviced by Blakley (landscapers). This question will need to be reviewed by MB and SF boards.
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Adjournment

- 6:38 pm – Jeff Hinkle

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