

**Board of Directors**

Tony Krasienko, President  
 Mark Pfundstein – Vice President  
 Paul Dixon, Secretary  
 Chris Fowler, Treasurer  
 Jean Mock, Member at Large

**Meeting Information**

Date: June 16, 2021  
 Time: 5:30 pm  
 Location: KV Clubhouse  
 Meeting Type: Regular Meeting

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

Board – Attendee Name	Title	Status	Guest Attendees
Tony Krasienko	President	Present	Becky Myers – PMC (remote)
Mark Pfundstein	Vice President	Present	Diane Pfundstein – Pool/Clubhouse
Paul Dixon	Secretary	Present	Angel Jackson - Communications
Chris Fowler	Treasurer	Present	Lennie Ring – SF HOA Rep.
Jean Mock	Member at Large	Present	

**Call to Order**

- 5:32pm – call to order by Tony Krasienko.

**Approval of minutes from February Annual Meeting**

- Chris - Motion to approve meeting minutes of May 17, 2021  
 - Jean – 2nd.  
 - Approved: 5-0.

**Treasurer Report – Chris Fowler****Bank:**

- Operating Cash - \$67,000, increase of \$2000.
- Reserve Cash - \$131,000, increase of \$4000.

**Budget:**

- Operating - \$1,000 positive variance for the month.
- Misc. Income - \$200 pool cards, fines.
- General – overspent \$1,000 for the year & month.
- Total Operating Expense. Actual budget for the month  
 - YTD - \$7,000 underspent.  
 - Prepare for pool attendant cost.
- Reserve - \$10,000 underspent compared to budget (month & year).
- Tony - motion to approve Treasurer report.  
 - Jean – 2nd  
 -Approved: 5-0

**COMMITTEE REPORTS****Communications – Angel Jackson**

- Discussion of newsletter for July.  
 - Angel needs information by 6/27, to include in newsletter.  
 - Mark – asked to include in newsletter - Donnette Anderson will not be the SF HOA Account Manager for Cedar any more. New Account Manager – Mark Tepsich.

### **Pool/Clubhouse – Diane Pfundstein**

- Clubhouse is fine.
- Diane – discussion of two incidents involving teens at the pool.
  - Diane cannot volunteer for pool anymore.
  - Discussion on revoking of privileges or more serious action to the violators, waiting on video footage and positive ID.
  - Board expressed their appreciation for what Diane has done on pool/clubhouse committee.
- Discussion of current security system.
  - Current system – firewalls do not allow full access and is difficult to download and view.
  - Access only by one person.
  - Mark made another recommendation to the board in 2018, when he was on pool/clubhouse committee.
  - Board needs better access to security video.
  - New cameras would need to be around clubhouse, all four sides. Mark recommends 8 cameras.
  - Becky and Mark will investigate cost of new system.
- Mark – motion to research new video system, based on real time visibility.
  - Chris – 2<sup>nd</sup>
  - Motion passed: 5-0
- Discussion if gate access cards need to be changed with a new system, Mark will investigate.
- Question - if any action to take on pool violations so far?
  - Do we have enough to turn over to the Sheriff? Mark to review the videos.
  - Agreement to suspend pool cards for the violators?
  - Chris and Becky to work on letter to the parents of the violators - offline.

### **SUB ASSOCIATION REPORTS**

#### **Single Family – Lennie Ring**

- Updates on paving of alleys – week of August 19.
  - 30% was done last time – 3 years ago.
  - 70% to be done this time.
  - Every alley has a letter designation.
  - Angel can communicate this paving plan to residents.
  - Angel - regarding flat tires and nails in tires, mostly due to new roofs on N. Forke.
  - New homes are almost completed, should not be debris.
- Violation and Fines Discussion – see ARC/Violations.
- Lennie – SF HOA waiting on advice from Trent Adams about the design of the gate leading to the RISE complex.

#### **Carriage Homes – Chris Fowler**

- No news to report.

#### **Townhomes – no representative in attendance**

- No news to report.

#### **Condos – no representative in attendance**

- No news to report.

### **ARC - VIOLATIONS**

- Tony – will need some more time to meet and discuss reorganization of ARC.
- N. Forke home – mildew is still on home siding, basketball goal still in driveway, no change.
  - Home was previously in double fine status, but this was changed last month.
  - Discussion of communications between Priestly and Cedar regarding the levies, fines and collections,
  - Lennie and Becky will discuss how to improve the process between Cedar and PMT – offline.
- Old Town Dr. – Home - with wooden pergola in backyard.
  - Resident submitted a new ARC application – now meets ARC requirements.
  - Resident now has 180 days to begin project, 90 days to complete once it has started.
- Parkview home – rental, has mildew issues.
  - Priestly had some difficulty to reach the owners, large company.
  - They have done pressure washing now, owners asking fine to be waived - \$100.
- Tony - Motion to deny request to waive this fine.
  - Jean – 2<sup>nd</sup>
  - Motion approved 5-0, fine remains in place.

### **Old & New Business**

- Damage to pond benches. Paul will see if similar planks available and make repairs.
- Gazebo repairs – problem with the 2<sup>nd</sup> quote, Becky will check into this and advise.
- Playground inspections. Most of issues are due to materials getting old, end of useful life.
- Mark recommends that playground should stay in place by clubhouse.
- Playground discussion at next meeting.

### **Management Report**

- Window in clubhouse meeting room - not repaired yet.
- Broken window and sash in clubhouse men's restroom – needs repair.
- Broken towel dispenser, men's restroom – needs repair.
- Possible abandoned truck. Old Towne Drive.
- Dell to be mowed by early July, prior to July 4.
- One homeowner has cut grass all the way to the water's edge.
- There are more people fishing in lake.

### **Adjournment**

- Motion to adjourn - Chris  
2<sup>nd</sup> – Mark  
Approved 5-0  
Meeting adjourned – 7:24 pm.

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