

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



Meeting Information
 Date: October 20, 2021
 Time: 5:30 pm
 Location: ZOOM Meeting
 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
Mark Pfundstein	Vice President	Present	Angel Jackson – Communications
Paul Dixon	Secretary	Present	Diane Pfundstein – Clubhouse/Pool
Chris Fowler	Treasurer	Not Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5:31 pm – call to order by Tony Krasienko.
- Roll call of attendees.
- Tony – motion to excuse Chris Fowler from meeting.
 Second – Jean
 Approved: 4-0

Meeting Minutes – Sept. 15, 2021

- Prior meeting minutes approved electronically by KVMB prior to meeting.

Treasurer Report

- Operating cash: \$51,000; Reserve cash: \$146,000
- Operating Income: \$2,000 below budget for Sep; 17,000 over budget for the year.
- Expenses:
 - Misc pool/equipment repairs – \$4,000 under budget
 - Pool attendant – \$1,000 over budget
 - Contract landscaping – \$3,000 over budget
 - Net \$3,000 under spent versus budget for the year
 - Insurance and legal expenses – \$4,000 under budget
 - Total utilities - \$2,000 under budget
 - Net – \$27,000 under budget for year.
- Reserve account – \$20,000 under budget for the year.
- All checks and reconciliation look good.

SUB-COMMITTEE REPORTS

ARC

- Tony discussed with Jeff Hinkle regarding restructuring of ARC and having online records.
- Mark – discussed with Lynn Senger for historical records, would like to have ARC meeting before annual meeting.

Violations

- Greenway Street - Resident has complained about a Ductless A/C installed on neighbor's house.
 - Becky advised the resident had been sent an ARC request to complete, it was never returned.
 - Discussion on this issue - as Ductless A/C's are not addressed in the covenants.
 - PMC will send the resident a letter to submit an ARC request.
- N. Forke – ARC request for wood pergola, not allowed.
- Lakepoint Drive – there is a wood pergola. Determined it has been there for some time.

Communications – (Angel Jackson)

- KV Website - discussion of Web Version - we have version 7.4 which is okay for now.
 - Best to upgrade to Version 8.0.
- Survey Update (involving resident - Bill Hansen) for proposed uses for some MB Common areas.
 - Survey Monkey - \$25/month. Cost can be shared with SF HOA.
 - Mark stated if service is month to month, the rate is very inexpensive for Survey Monkey.
 - Discussion – if App is cheaper or to using mailing/USPS.
- Angel commented that we are seeing more geese now that Blakley cut the border down to almost ground level.

Clubhouse - (Diane Pfundstein)

- All is okay.
- 24 rentals. (4/3-10/7)
- One long-term rental - \$630
- Total income - \$1270 (April 3 – Oct. 7).
- Old pool furniture had been sold in the past, when it was replaced.
- Becky advised the pool shades will require delivery time of 24 weeks. Tabled until next month.

Sub-Association Reports

- No reports this month.

Old Business

- Playground Replacement – Becky – need to decide on playground (near pool) replacement by end for the year.
 - Carolina Recreation – bid is \$45 K
 - Can old playground components be sold?
 - MB will have separate meeting on the playground – TBA.
- Water Lotus plants in the pond.
 - Becky advised estimate from Blakely:
 - \$500 for herbicide, to partially remove.
 - \$800 – total removal.
 - Discussion of plants being invasive or not, need more information.
- Blakely trimming border around the pond - \$500 each occurrence.
 - Tony advised should be cut 3 times per year.
- Geese Control
 - Becky advised cost to remove geese in 2018 was \$2200.

New Business

- Bill Hansen – new proposal to use field near Condos for community garden. North side of Condos.
 - This could interfere with Condo parking.
 - Tony asked to have Bill attend special KVMB meeting in December, date TBA.

Pool Security – Update (Mark)

- Still working to see what can be used from old equipment, trying to keep what is in place already.
 - Probably will need new router and firewall.
 - Working with two vendors:
 1. Yadtel/Zirrus and 2. Carolina Alarm.
 - Access control – Carolina Alarm can also do gate/card control or we can stay with current provider.
 -

Annual Meeting

- To be socialized in Jan. 2022.

Meeting Adjourned – 7:06pm