

Board of Directors

Mark Pfundstein, President
 Charles Akers, Vice President
 Tina Smith-Goins, Secretary
 Chris Fowler, Treasurer
 Thomas Loftin, Director

**Meeting Information**

Date: May 18, 2022
 Time: 5:45 pm
 Location: Zoom Meeting
 Meeting Type: Regular

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

Board – Attendee Name	Title	Status	Guest Attendees
Mark Pfundstein	President	Present	Diane Pfundstein - SF Board, ARC, Clubhouse
Charles Akers	Vice-President	Present	Dean Warren – SF President
Tina Smith-Goins	Secretary	Present	
Chris Fowler	Treasurer	Present	Becky Myers – Priestley Management
Thomas Loftin	Director	Present	

Call to Order

- 6:04 pm – call to order by Mark Pfundstein.

Approval of Minutes

- Review and approval of meeting minutes from meeting of April 20, 2022.

Treasurer Report

- Operating cash \$77,000
- Reserve cash \$172,000
- 8k below budget for month
- Cedar Cashin did not make it and they are in arrears
- Capital Acct: +\$5k due to no expenses
- Charles: we have \$106k in reserve account not earning interest
 - Motion to move \$25k to 12-month CD to gain interest
 - Second – Chris Fowler
 - All approve
 - Will move from the reserve account

COMMITTEE REPORTS**Clubhouse: Diane Pfundstein**

- Countertop was \$2500. Includes: counter, sink & install.
 - Also <\$150 for faucet
- Due to often malfunction of battery-operated hand driers, need to replace with manually activated paper towel dispenser

Activities:

- Easter Event
 - Diane sent Becky receipts for reimbursement (**Total \$23**)
- 4th of July
 - Last Year – small donation made to SGFD for going through the neighborhood
 - Motion by Chris: Allocate \$100 to 2022 expense
 - Anything not used will be donated to SGFD
 - Second – Mark Pfundstein
 - All approve

Pool**Pool Rules****Motor Failure**

- Pool motor failed. To save \$, Mark P MB approved rebuilding vs replaced.
 - \$1550 estimate + electrician, etc

- Will be done by opening day
- Remove pool noodle & float restrictions
- Add no group size floats
- Will use the same company for attendant – schedule to be sent
- 1st day open will 5/21
- Tina – please note: Pool attendants who are not lifeguards leave us liable.
 - Becky will inquire on cost of difference, etc
 - Angel to inquire if we have residents who are lifeguards. If so, refer to agency

Pool Cards – Diane & Mark

- Attendant Hours: Budget covers 6hrs per day
 - 12-5 & 7-8 will be new attendant hours
- Cards – not all cards have addresses, etc.
 - Priestly controls enrolling, activation, deletions, changes, etc
 - Attendants have limited access to a mobile app
 - They can see if it is a pass/fail as card is swiped
 - Inquire only access.
 - Will send Mark a daily screenshot of access report.
 - Mark will get 9 additional licenses to the app for board, etc.
 - **Motion** to approve \$298 for licenses
 - Second – Tina
 - All in favor - **Approve**

Work Orders:

- **Pool Window Repair**
 - Temporary repair appears fine
 - Awaiting compliance letter from the Fire Marshall on this fix
 - Becky has called/emailed for verification w/o response
- Pool Phone (Yadtel/Zirrus)
- Pressure Washing (prior approved) to be completed the end of June
- Electrical work (prior approved)
- Dead Trees at entrance - \$3k to remove trees, grind stumps
 - Will **hold** to ensure they don't bloom as they have bloomed extremely late in prior years

ARC – Diane Pfundstein

- Large Trees
 - Some touching houses
 - Some in the way of walking
 - Roadside – ARC request for trimming / Home side - homeowner

Playground update – Diane

- Replenish Mulch – Was completed (approx \$1200)
 - J&L Exterior Maintenance
 - \$400 less than Blakely
- Future Mulch at Towne Park playground
 - Will get estimate from J&L for next time

SUB-ASSOCIATION REPORTS

Single Family – Dean Warren

- **Dean Warren:**
 - **SF board update:** Chris Bryan replaced Thomas Lofton
 - **Thomas stepped down from his SF role due to competing demands.**
 - **Stop sign** intersections are marked improperly
 - Black stripes will be removed
 - Stop signs will be pulled forward by 4'
 - These are town/state laws
 - **Moving forward with paving**

- Labor & materials have gone up to avoid further price increases
- Proposed June timeline
- **Rise** – will be getting fence permit and going forward with fence
 - **Questions:**
 - Charles – what will it look like
 - Dean – will continue current fence with wider gate and a walk-way access
- **Dues in arrears:**
 - If eligible for foreclosure, we need to either foreclose, collect fees or leave lien in place (needs renewed every 3 years)
 - **Questions:**
 - Tina – did something change on drafts that may cause issues (happened to us)
 - Dean – Not to his knowledge.

Carriage Homes – Chris Fowler

- No news to report.

Townhomes - no representative present

- No news to report.

Condos: no representative present

- Pressure washing on delay until June

Quads: no representative present

- No news to report

Charleston Townhomes: no representative present

- No news to report

VIOLATIONS - Becky & Charles

- Very good response rate to violations
- New Items:
 - Unregistered autos with flat tires in alley ways
 - **Greenway:** in wall HVAC violation
 - MB needs to craft violation letter informing HVAC needs removed from the side of home
 - This will be a f/u after prior hearing declining an exception
- OLD ITEMS (to be updated by Becky with Ongoing/Completed):
 - Updates:
 - Lakeside Crossing – yard is a mess.
 - Postponed hearing, to be rescheduled.
 - North Forke Drive – home with basketball goal, and mildew.
 - MB - agreed to fine \$100/month per violation.
 - Parkview – home needs pressure-washed, home is a rental.
 - *No grace period for winter months.
 - North Forke Drive – Wood Pergola - still in backyard.
 - Greenway - Home with mini-split – will not be approved
 - Letter sent informing
 - Need wording from ARC (Tony) so second letter can be sent

- Fines to be implemented until compliance
- Town Park – noise/vibration complaints
 - There have been 5 property visits by HOA President
 - Another Board director went 6 times for walk-bys and can't hear/see
 - No noise/vibrations apparent at that time.
 - Matter is closed – Priestly to send letter informing
- 192 Brookstone – missing garage door (or bolted up)
 - Need to determine if the garage door missing is a violation
 - Also missing a shutter
 - Letter to be sent next week
- Hearing Date 5/18 @5pm

ONGOING BUSINESS

Gazebos

- Not discussed

Sidewalk Repairs – Becky

- Quote for Safety Hazard repair around pool/clubhouse – over \$2,904k IF done at the same time as condo work
- Motion to approve – Chris
 - Second – Tina
 - **5/0 – Motion approved**

Pond/Dam

- Dam:
 - Dept of Engineers recommendations years ago was completed (rip rap installed, trees, drain, etc)
- Pond:
 - Restocking pond - investigate
- Questions:
 - Charles: Did the engineers address the ponds behind Brookstone?
 - Becky unaware of the ponds
 - Tina to send her arial map with the ponds

Cedar Ride-Along

- Haven't been done recently due to out of office and Cedar's reduction in staff
- C Akers will go on next ride-along for support

Communications

- April/May included Website updates, Newsletter, Facebook (social & KV) & NextDoor:
 - Updated website with Newsletter
 - town council meeting info
 - zoning meeting details
- **Questions:**
 - Charles – Do we keep up with email addresses?
 - Angel – No. She forwards to HOA mgmt. companies and let them handle
 - Mark – as of 2021 approx 82% of email addresses on file are active SF properties

Questions:

- **Code of Ethics - Charles**
 - Want to make sure that is signed by all board members
 - Becky will socialize
- **Wishlist Items - Diane**
 - Dog Park – could cost be split w SF
 - Diane will get quote (200 linear fence) \$4400

- **Subcommittee updates vs update + Q&A - Tina**
 - To avoid tempered responses in the future, protocol?
 - Diane – Subcommittees should provide minor updates.
 - Avoid conversations

Adjournment

- Mark – Motion to adjourn
 - 2nd
 - Approved: 5-0
 - Meeting adjourned 7:40 pm

Tina Smith-Goins - Secretary
Kinderton Village Residential Homeowners Master Association Board of Directors