

Kinderton Village Single Family
Board of Directors Meeting
Monday June 27, 2022

Agenda

Call to Order at: _____

Present: Diane Pfundstein, Dean Warren, Paul Dixon, Kathleen Sears, Chris Bryant
Cedar Management representative: Mark Tepsich

I. Electronic Vote Unanimously Approved Board Action Items

Approved Minutes of the SF Board Meeting – May 23, 2022

II. Financial –

- A. Aged Accounts
 - 1. Paul to report
- B. Financials – Paul’s Summary
- C. Open item(s) for discussion
- D. Violation collections
 - a. Did Sink’s begin payment plan?
 - b. Properties with liens
 - c. Mark to provide final process to determine costs and lien renewal
- E. Annual audit – timing and degree of audit to be determined
 - a. Cost to be determined for an audit for the past 5 years

III. Old Business

- A. Junipers for Oakwind Drive, Diane will get a quote (moved to Autumn)
- B. Watering reimbursement for newly planted areas (Sarah & Jim Burke at 297 Kilbourne)
 - a. Has reimbursement occurred
- C. Master Board Meeting Notes (None to report)
- D. Prioritize / postpone neighborhood ideas: (See Appendix B)
 - a. Dog Park
 - i. Mark to check on liability issue

- ii. Fencing cost with Diane (need options)
 - iii. Determine best area (to review with MB)
- b. Tennis / Pickleball courts
- c. Social gatherings
- d. Community Garden
- e. Safety Mitigations
- f. Online voting opportunity
- g. Utilize technology / social media to reach out to KV residents to make SF HOA more transparent and accessible
- E. Discuss timing of paving (Ruston Paving)
 - a. Contract signed on 05/31/22
 - b. Targeted paving dates: Week of 07/11/22
 - c. Review social networking message
 - d. Next communication steps and ownership of each
 - i. Social network (done)
 - ii. Signs (where)
 - iii. Door-to-door by street
 - iv. Other options?
- F. Fencing by RISE
 - a. Awaiting timing of construction by Allied Fencing
- G. Motion approved unanimously to modify easement for roadwork for RISE
- H. Fencing around Utility box
- I. Signs – no update since last meeting
 - a. Stop signs to be moved back 4' in front of sidewalk crosswalks – according to BR, the cost is \$46K and will be split over 2 budget years
 - b. Painted white lines to be covered and repainted in June 2022
- J. Motion at annual meeting passed to review CCR's stating an in-person quorum is required.
 - a. Can we modify the CCR to include an on-line quorum
 - b. Need 70% approval for this change
 - c. Mark to review legal wording and cost to move forward
 - i. Reply by Thursday, May 26th, 2022

K. Effort to reduce speeding in neighborhood

- a. Speed limit signage
- b. Speed humps versus speed bumps
 - i. Chris to meet with BR Planning Council regarding speed humps

L. Monthly inspection / violation report (merging with MB report)

- a. ARC member to have Single Family violation report to be on the ride-along with MB to merge reports. - Diane

V. New Business

- A. Request for rezoning of property behind Lowes will be restarted in August by Homes Urban

VI. Open Floor

- A.
- B.
- C.

VII.

Adjournment:

Appendix A

Master Board Meeting Notes: 05/18/22

- \$77,000: operating account
- 172,000: reserve account
- \$25,000 of that reserve account to be place into a CD earning interest
- Pool swipe system updated
- Investigating restocking of pond

Appendix B

Kinderton Village Open Space Survey Results As Of 2/22/2022

68 Residence Responses - (67 Own - 1 Rental)

QUESTION: MOST BENEFICIAL TO KINDERTON VILLAGE RESIDENCE RESPONSES

#1 Picnic Area w/Shelter (34 Residences Selected Most Beneficial)

#2 Dog Park - (31 Residences Selected Most Beneficial)

#3 Park Shades (26 Residences Selected Most Beneficial)

#4 Fishing Pier (23 Residences Selected Most Beneficial)

#5 Tennis Courts (19 Residences Selected Most Beneficial)

#6 Community Garden (16 Residences Selected Most Beneficial)

#7 Splash Pad (15 Residences Selected Most Beneficial)

#8 Pickle Ball Courts (13 Residences Selected Most Beneficial)

Question: Would you be open to a HOA dues/fee increase for an open space improvement? (68 responses)

- 14.7% yes
- 48.5% Maybe
- 36.8% No