

Board of Directors

Roger Williams, President
 Vacant, Vice President
 Jeff Hinkle, Secretary
 Chris Fowler, Treasurer
 Diane Pfundstein, Clubhouse



HOME OWNERS ASSOCIATION

Minutes of the

Kinderton Village Residential Homeowners Master Association Board of Directors

Meeting Information

Date: February 18, 2019
 Time: 6:00PM
 Location: Winmock
 Meeting Type: Yearly

Attendee Name	Title	Status	Guest Attendee's
Roger Williams	President	Present	
Vacant	Vice President	Absent	
Jeff Hinkle	Secretary	Present	
Chris Fowler	Treasurer	Present	
Diane Pfundstein	Clubhouse Chair	Present	
Jean Mock	Member at Large	Present	

Call to Order

Meeting was called to order by Roger Williams at 6:00PM.

Calling of the Roll

Roger Williams

Introductions

Roger Williams

- Board Representative
- Lee Rollins
- Deputy Robertson

2018 Financial Report

Chris Fowler

- Current assets as of December 31, 2018 are \$103,255 vs \$89,469 prior year.
- Cash of \$32,411 in the Operating Fund.
- Reserve fund \$70,843.
- Operating revenues totaled \$159,325 vs \$122,250 prior year.
- Dues assessments \$156,275.
- Cumulative expenses were \$140,253 resulting in income of \$20,626.
- Cumulative reserve expenses were \$33,901.

ARC Report

Lynn Senger

- 51 total ARC requests.
- New members include Anthony Dazzo, Bill Hanson, and Patty Krasienko.

2018 Accomplishments / 2019 Community Projects

Roger Williams

- Lake and Dam repairs.
- I-40 Project Sound Barrier Wall
- Repairs at the Clubhouse
- Geese Population is down
- Painted bars at stop signage
- Closed an illegal home-based business
- Closed an Air BB
- New Reserve Study
 - ❖ 2019 Projects
- Dam grading and vegetation installed
- Evaluation of fish population
- Shade Screens at Playgrounds
- Better check-in at pool
- Presidents of all area HOA's to meet

Election of Master Board

Roger Williams

- Nominees Speak
 - ❖ Diane Pfundstein
 - ❖ Jean Mock
 - ❖ Tony Krasienko
 - ❖ Paul Dixon
- Motion was made from the floor and seconded by Roger Williams to accept the four nominees. Motion was unanimous.

- Voting
 - ❖ Jean Mock – New Member
 - ❖ Tony Krasienko – New Member
 - ❖ Paul Dixon – New Member

Adjournment

- Motion was made from the floor and seconded by Roger Williams at 7:04PM. Motion was unanimous.

Jeff Hinkle, Secretary
Kinderton Village Residential Homeowners Master Association Board