

Board of Directors
 Jeff Hinkle, President
 Tony Krasienko, Vice President
 Paul Dixon, Secretary
 Chris Fowler, Treasurer
 Jean Mock – Member at Large



Meeting Information
 Date: March 20, 2019
 Time: 5:00 pm
 Location: Club House
 Meeting Type: Regular

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

Board – Attendee Name	Title	Status	Guest Attendees
Jeff Hinkle	President	Present	Angel Jackson - Communications
Tony Krasienko	Vice President	Absent	Geraldine Carter- ARC
Paul Dixon	Secretary	Present	Diane Pfundstein – Clubhouse/Pool Chair
Chris Fowler	Treasurer	Present	
Jean Mock	Member at Large	Present	

Call to Order

- 5pm – call to order by Jeff Hinkle.

Code of Ethics

- Board members that were present signed Code of Ethics.

Committee Reports

Pool/Clubhouse: Diane Pfundstein

- Diane will purchase coat racks for clubhouse, approved.
- Recommended not to have pool attendant for 2019, approved.

ARC – Geraldine Carter

- 8 ARC applications.
- Meetings with 2 homeowners scheduled.
- New ARC form working well.

Waterfowl Containment: Roger Williams (not present)

- Discussion and waiting on quote from Dragonfly for further action.

Communications: Angel Jackson

- New design for website – approved by board.
- Mail kiosk discussion – new kiosk needs lighting. Noted kiosk is pre-wired already.
- Pool keys discussion – where to pick up keys.
 New homeowner: pick up at Priestly
 Resale Home: should be presented to homeowner at closing. If not must pay Priestly for new key.
- Pools rules – to be published.
- Easter egg hut – date set April 13, 2019 – common area in front of neighborhood. Board voted unanimously in favor.

Sub-board Reports

Single Family Board: Larissa (not present)

- Issues with budget brought up, this is not a KVMB issue.
- \$10K for landscaping and erosion control.

Carriage Homes: Chris Fowler – no updates.

Condos – (no representative present)

- Discussion of amount of dog waste around the condo areas. PMC will send e-mail.
- Need more signage around condos.

Quads – no representative present.

- Discussion of adding benches along Quad area, decided to wait until after road/drainage construction project completed.

Approval of Minutes

- Motion from Jeff Hinkle and seconded by Chris Fowler to accept minutes from the February 20 meeting. Motion passed 4-0.

Management Reports

Treasurer Report (Chris Fowler)

- Report in order.
- Operating Fund - \$32,497.32
- Reserve Fund - \$65,781.42
- \$7000 spent – mulch for playgrounds.

Violations

- Discussion of Christmas tree still on curb.
- Continued violations by homeowner with basketball goal.

Work Orders

- Pressure washing of Gazebos by ABM approved.
- Landscaping - board voted unanimously to approve contract with Blakley Landscape Service, Inc. Motion from Jeff Hinkle and seconded by Chris Fowler to pass. Motion passed: 4-0

Ongoing Business

- I-40 NCDOT claim - status is ongoing.
- Discussion to have electro-shocking survey of pond, this was approved.
- Discussion of lake mapping options - less accuracy or high accuracy. Less accuracy study was approved.
- Fish Stocking. Pending I-40 claim and pond studies.
- Trash Pickup @ Clubhouse – need to be placed out for collection by the pool chair.
- Tree Policy – motion by Jeff Hinkle and seconded by Chris Fowler to approve tree policy. Motion approved 4-0.
- Trash cans by pond – discussion on maintenance and keep year round or take away part of the year.
- No attendant for pool for 2019 – approved.
- No pool sign in required for 2019 - approved.

Tabled for Later or Removed from Consideration

- Playground shade cloth – removed from consideration due to high cost.

Announcements

- N/A

Adjournment

- Motion was made by Jeff Hinkle and seconded by Chris Fowler at 6:20 pm. Motion passed 4-0.

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