

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



**Meeting Information**  
 Date: April 24 2019  
 Time: 5:30 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	Larissa Brenner – Single Family HOA
Tony Krasienko	Vice President	Present	Geraldine Carter- ARC
Paul Dixon	Secretary	Present	Diane Pfundstein – Clubhouse/Pool Chair
Chris Fowler	Treasurer	Present	Mark Pfundstein – Clubhouse/Pool Cmte.
Jean Mock	Member at Large	Present	Becky Myers – PMC

**Call to Order**

- 5:30 pm – call to order by Jeff Hinkle.

**Approval of Minutes**

- Motion from Jeff Hinkle and seconded by Chris Fowler to accept minutes from the March 20 meeting. Motion passed 5-0.

**Committee Reports**

Pool/Clubhouse: Diane Pfundstein

- No issues.
- Someone placed chairs out early.
- Pool letter ready – approved.
- Pool opening – May 18.
- No pool key for SFHOA members without advice from Cedar.
- No hard balls in pool.
- Leave signage as is.

ARC – Geraldine Carter

- 10 ARC applications.
- 8 completed.
- 2 pending.
- 26 applications – YTD.

Waterfowl Containment: Roger Williams (not present)

- Motion for vote of no action for 2019 by Jeff Hinkle, seconded by Chris Fowler.
- Motion approved: 5-0

Communications: Angel Jackson – not present

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**Sub-Board Reports**

Single Family Board: Larissa Brenner

- Easter egg hunt was delayed due to weather, turned out well. Thank you to all volunteers.
- SFHOA moving ahead with trees for common area between Glenmoor and Kilbourne Drive – will be Crepe Myrtles.

Carriage Homes: Chris Fowler

- 2 homes repainting doors.

Condos – no representative present.

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Quads – no representative present.

***Comments from residents.***

- Dianne Pfundstein – brought up issue with SF HOA not having a follow up meeting, when there was not a quorum present to elect new offices at February meeting. After discussion, it was decided this is not KVMB issue.
- Paul Dixon – mentioned that some residents are running stop signs and speeding. After discussion, agreed that Community Officer needs to patrol more often and issue tickets, will be addressed with Town of BR.

***Management Reports***

Treasurer Report (Chris Fowler)

- Report is in order.
- Operating Fund - \$34,572.95
- Reserve Fund - \$67,832.28

***Ongoing Business***

- Lighting at new US mail kiosk – is responsibility of Town of Bermuda Run, they have been notified, no cost to KV.
- Complaints about sidewalks – will be addressed to Town of Bermuda Run.
- I-40 Claim is on-going, Chris Fowler will be present on behalf of the KVMB for upcoming deposition.
- Electro-Shock Study on pond was completed by Dragonfly, for fish count. Agreed that residents should be advised in advance in the future as some residents were concerned about a boat in the pond.

***New Business***

- A young resident , Ashley Holly, wrote an e-mail requesting the volleyball net be replaced, even offering to pay some of the cost.
- Motion to approve new net: Jeff Seconded by: Chris Fowler
- Approved 5-0 to replace net.
- Volleyball area needs also needs weed control, PMC will issue work order to for new net, weed control, and raking of sand.

***Work Orders***

- No current work orders.
- Electro-Shock Study on pond was completed for fish count.

***Tabled for Later or Removed from Consideration***

- N/A

***Announcements***

- PMC sent an e-mail regarding texting ability to the residents. No decision at this meeting.

***Adjournment***

- Motion was made by Jeff Hinkle and seconded by Chris Fowler at 6:30 pm. Motion passed 5-0.

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