

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



Meeting Information
 Date: Oct. 16, 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	Karen Mason/James Brown – PMC
Tony Krasienko	Vice President	Present	Lenny Ring– Treasurer-Single Family Board
Paul Dixon	Secretary	Present	Geraldine Carter- ARC
Chris Fowler	Treasurer	Present	Diane Pfundstein - Pool/Clubhouse
Jean Mock	Member at Large	Present	Rick Cross – Town of Bermuda Run
			Heather Coleman - running for Town Council

Call to Order

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

VISITORS (discussions):

Rick Cross – Candidate for Bermuda Run Mayor – discussed Current Projects/issues in Town of Bermuda Run.

- Sidewalk to the Hospital – under construction.
- After I-40 project is complete – Blue Heron Trail and tunnel will connect both sides of I-40.
- Sewer Project – to be completed in Q1, 2020, infrastructure will transfer to Davie County.
- Town is working with NCDOT to improve Highways 801-158 intersection.
- Water rates – expected to increase 2% year over year.
- Sidewalks – Town takes care of maintenance, but not removal of trees.
- Concerts have been successful, will continue in 2020.
- DOT is responsible to restore trees and plants when I-40 project is complete.
- Town of Bermuda Run cannot do anything to extend the sound wall.
- Urged residents to vote early in Mocksville or on Election Day – Nov. 5.
- Question regarding excess sediment entering pond(s).

Heather Coleman – candidate for Bermuda Run, town council.

- Asked residents to get out and vote.

Approval of Minutes

- Motion from Jeff Hinkle and seconded by Chris Fowler to accept minutes from Sept. 18, 2019 meeting.
 Motion passed 5-0.

Committee Reports

Communications: (not present)

Pool/Clubhouse: Diane Pfundstein

- Some cement around pool is breaking up – was repaired earlier this year. PMC will check into this.
- Water running in men’s bathroom. PMC will check into this
- There is not a 9-1-1 phone at pool, PMC will check if is required.
- Discussion of using clubhouse for other functions – i.e. yoga or other classes.
- PMC – will check into using clubhouse for classes, etc.
- Discussion if clubhouse rentals include access to the pool – agreed clubhouse rental is only for clubhouse.
- Geraldine mentioned that ARC must approve home businesses.

ARC – Geraldine Carter

- 60 applications – YTD. Only 3 have been denied.
- 3 recent applications in October – all completed.
- ARC presented a letter regarding containers to screen trash bins, approved by ARC, does not require board approval.
- ARC asked that this letter be posted on newsletter. Final guidelines to be approved by ARC.

Sub-Board Reports

Single Family Board: no representative present

- No news to report.

Carriage Homes: Chris Fowler

- Looked into switching lawn companies.

Townhomes - no representative present.

- No news to report.

Condos: no representative present.

- No news to report

Quads: no representative present.

- No news to report

Management Reports

Treasurer Report (Chris Fowler)

- Budget is in order.
- Waiting on claim settlement from NCDOT - \$14,000.
- Operating Fund Balance \$26,889.58.
- Reserve Fund Balance - \$57,762.60.

Ongoing Business

- I-40 claim – still waiting on payment from NCDOT - \$14,000.
- Volleyball court. PMC is still waiting on another quote. Board asked PMC to check into pricing without removal of old wood border.
- Discussion on clubhouse cleaning – PMC will check into cost of cleaning and wipes needed to clean up.
- NCDOT will not be extended sound barrier along I-40.
- Park Benches on Pinewood – on hold for now.
- Repair of broken benches in gazebo in front common area, PMC to obtain pricing.
- Cedar Management not sending money to KVMB.

New Business

- Rick Cross and Heather – candidates for Town of Bermuda Run.
- Landscaping – hill along Oak Wind is maintained by KVMB. Hill along basketball court was mowed.
- Need to establish protocol when PMC receives a request so is sent to ARC.
- Issue with garbage trucks driving into alleys.
- Resident requested a visitor with 32' trailer to park in street, approved for them to park in pool parking lot – only approved since the pool is closed for the year.

Management Report – from PMC

- **Karen Mason and James Brown** – from PMC – filling in for Becky.
- Nothing to report.

Announcements/Requests

- Resident requested a visitor with 32' trailer to park in street, approved for them to park in pool parking lot – only approved since the pool is closed for the year.

Adjournment

- Motion was made by Jeff Hinkle and seconded by Jean Mock at 6:57 pm. Motion passed 5-0.

Paul H Dixon, Jr. - Secretary

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