

# Kinderton Village

Master Board of Directors Meeting Minutes  
February 21, 2013 – 6:30 p.m.  
Kinderton Village Club House

Board Members Present: Helen Kelly (Vice President), Susan Hicks (Secretary), Pat Russell and Wendy Gallimore (Gallimore Management)

Board Members Absent: Norm Mitchell (President) and Bob Gildea (Treasurer)

I. The meeting was called to order by Helen Kelly at 6:35 p.m.

II. Minutes of the previous Board meeting were approved.

III. Unfinished Business

A. Main Entrance Sign

The Board voted unanimously to hire Pat & J Masonry for the brickwork (\$3,940). Aluminum sign will be ordered from Davis Sign (\$4,096).

B. Kiosk Parcel Box Maintenance

Eagle Mailbox is working to repair parcel boxes.

C. Neighborhood Watch Signs

Signs have been installed.

D. Violations Update

Board discussed current issues.

E. Lake Silt Ponds/Reservoirs

The Board voted unanimously to hire Dragonfly Pond Works. Work includes the following:

- Treatment of willow re-growth and cattails
- Cleaning and grading of large inlet area
- Removal of 10' sections of berms at two silt ponds
- Lake shoreline enhancement
- Quarterly maintenance

Cost is approximately \$20,000.

F. 2013 Canada Goose Options

Tabled until next meeting.

G. 2013 Landscaper

Board unanimously approved Blakely Landscaping. Contract begins April 1, 2013, for an annual cost of \$29,000.

H. Hill Erosion Behind Lake Point Drive

Yard-Nique's monthly payment will be withheld until 1) work behind Lake Point Drive is completed and 2) weed pre-emergent is applied.

I. Site Improvements

Contractor has determined that the repairs to the Greenway gazebos are more extensive than originally thought. Repair is estimated at \$4,500 to \$6,000. Board voted unanimously to proceed.

Pat Russell will inspect the gazebo park benches to determine if they can be refinished. Pat will purchase a chair cart for the Club Room.

J. Open Meeting Follow-Up

Trent Adams, the Declarant, declined to transition the day-to-day management of the ARC to the Master Board. The Board will again discuss this issue with the Declarant.

K. Club House Parking Lot Repair

Board unanimously approved CACTX to repair the Club House parking lot. Approximate cost is \$4,968.

L. Landscaping for Hill Behind North Forke and Rosewalk

Homeowners whose lot back up to the North Forke/Rosewalk hill will be invited to a meeting on Thursday, March 7, to discuss beautification of the hill.

M. Fine Violation System

Wendy will finalize work on the Fine Violation System. Once completed, the Resolution will be mailed to all Kinderton homeowners.

IV. New Business

A. January 2013 Financial Report

The financial report was reviewed and approved.

B. 2013 Annual Members' Meeting

Details for the Annual Meeting were finalized.

C. Vandalism

Options to curb vandalism were discussed.

D. North Forke Drive

The new landscaper will maintain the lawn/shrubs near the intersection of Glen Arbor and North Forke.

E. 2013 Pool Policy

Wendy will compose a letter outlining the 2013 pool policy. Letter will be mailed to all homeowners.

F. Playground Mulch

Wendy will determine if mulch should to be added to the Club House playground.

VI. The meeting adjourned at 9:35 p.m.

*Susan Hicks*  
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Susan Hicks, Secretary