

Kinderton Village

Master Board of Directors Meeting Minutes - October 16, 2013

Attending: Susan Hicks, Pat Russell, Ron Morgan, Ann Scofield, Scofield Bishop

Guests: Bob Gildea, Shelley Tsuji, CAS, Manager of the Condos and Quads

Shelley and Bob addressed the Board about issues with the quads and condos. Shelley will contact Mike Jenkins, webmaster and ask that her name and company be shown as the manager of the quads and condos.

Hearings with several homeowners were held and Ann will follow up with letters to homeowners.

The meeting was called to order at 7:00 p.m. by President Susan Hicks at the Clubhouse at Kinderton Village.

Minutes of the September meeting were approved and will be posted on the website.

Treasurers Report: Balance in Checking s of 9/30/2013 - \$66,890.73

Income: \$2,968.36 Expenses: \$12,215.36

The budget for 2014 was reviewed and approved. It will be forwarded to the other sub-association managers.

The Board approved a proposal from LAMCO to remove the dead tree at a cost of \$250.00. Removal will need to be coordinated with the two residents on either side of the access to this area.

Pat Russell completed the second coat of finish on the benches in the gazebos and painted the bench railings.

The Clubhouse floors in the hallway and bathrooms will be refinished with a special non-skid surface next spring before the pool opens by CertaPro.

The estimate from Trahan Lawn Service was approved to bushhog the bank between the lake and the quads at a cost of \$2,650.00 providing they clean up the clippings. Ann will verify prior to work being done.

Lee Rollings, Manager for Town of Bermuda Run, was able to get the lights on at the kiosks at Kilbourne.

The charges for the lawn maintenance for 5 homeowners have not been paid. Ann will follow up.

The audit of the financial records for the last six months of 2012 should be complete by the end of October.

Ann will ask Paul Bennett to repair the door and lock to the pool maintenance room so the door can be easily shut and the alarm activated.

Ann verified the contract for Pool Professionals is two years but can be amended to decrease the pool attendant hours.

Blakely Lawn Service is killing weeds this week and will plug, reseed and fertilize next week followed by leaf removal in the common areas. The Town of Bermuda Run will pick up leaves off the street. Notices regarding leaf removal were posted on the websites. James asked that homeowners be reminded to keep pets out of the flower beds.

The meeting was adjourned at 9:00 p.m.

Ann Scofield for Helen Kelly, Secretary/Treasurer