

Kinderton Village
Master Board of Directors Meeting Minutes
November 20, 2013 – 6:30 p.m.

Notes:

- There were several violation hearings scheduled. No one came in, so, Ann will send letters letting the homeowners know that fines will start to accrue and how much they are per day.
- The benches at the gazebos have been refinished.
- Lake bushhogging by the Quads was completed by Trahan Lawn Service for \$2,650
- Kilbourne kiosk now has working lights.

The meeting was called to order at 6:30 p.m. by President Susan Hicks at the Kinderton Village Clubhouse.

Attendance: Susan Hicks, President; Helen Kelly, Secretary; Ron Morgan, Board Member; Ann Scofield, Manager and Pat Russell, Vice President

Treasurer's Report: Balance in checking account as of October 31, 2013 \$76,601.18

Income: \$18291.00

Expenditures: \$8,580.55

- About \$45,000 will come out of the reserves to cover major improvements. This includes the Club House parking lot which was scheduled in the Reserve Study for 2012. Other major improvements include replacing the main entrance sign and removing the wood structure and replacing it with brick. The two gazebos in the Greenway common area were rebuilt and the silt ponds were removed from the lake and maintenance was performed in the lake.

October minutes were approved. They can be viewed on the KV website.

Removal of Downed Tree at the Lake – Still waiting for colder weather to solidify the ground to get equipment down the hill.

Clubhouse Floors – Will be done by CertaPro in mid to late March.

Proposal to Bush Hog Dell: Blakley will clear areas which are not planted with Lespedeza, including behind the homes that used to mow down to the lake. It will be planted with Lespedeza at a later date.

Blakley Landscaping has been doing a very good job with our landscaping.

Kilbourne Kiosk Area: Pat will see about getting a cover for the open pipe.

Payment of 10-Day Lawn Fees: Did the money make it to the right account?

Charges for Violation Lawn Maintenance: Scofield-Bishop reported that one person paid for lawn mowing.

The audit of the past 6 months of 2012 is complete at a cost of \$500.

Pool: Repair of the door and lock on the Maintenance Room Door is complete. Also, the length of our contract with Pool Professionals can be changed if we want to do that, including the pool attendant hours. We discussed having a pool attendant just Friday late afternoon/evening, all day Saturday, and Sunday afternoon.

Club House – The kitchen door is still not included on the alarm system. Pat will call the security company and ask them to come out to do this.

Violation: Blakley Landscaping will plug, seed and fertilize one property that is in violation and Ann will send a bill to the homeowner.

ARC Panel: Ron reported that the people who volunteered to serve on the ARC have not returned the questionnaire yet that had been sent to them.

Mailboxes: Bermuda Run has stated that it isn't their responsibility to fix the broken doors. Ann is asking the Post Office to send a letter to Bermuda Run absolving them of any responsibility for fixing mail boxes since it is a crime to tamper with U.S. Mail boxes. Ann will check into this further as the Post Offices in other towns do fix mailboxes.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Helen Kelly, Secretary