

Kinderton Village

Minutes of Master Board of Directors Meeting December 18, 2013

Guest: Aqua Zumba, Adi Tsemah: Wants to conduct free classes at the Club House or in the pool. She has liability insurance. Would conduct one class per week probably at 11:00 a.m. (Phone: 336-692-4839)

Eastwood Homes: Bill Ownbey, Salesman, attended the meeting to ask permission to install signs at strategic locations to direct traffic to the new homes to be built on Glenmoor Avenue. He also asked to install a 4' x 8' sign at the Main Entrance. He said they install a temporary flag pole in the front lawn of the model home with three flags (American, State and Eastwood Homes). The base prices range from \$194,990 to \$218,990. He also stated that they are neat builders and keep trash under control and install a place with gravel to dump small amounts of leftover cement.

Note: Pat found and placed a cover on the open pipe at the Kilbourne kiosk site.

Attendance: President Susan Hicks, Secretary Helen Kelly, Member Ron Morgan. Vice President Pat Russell was absent.

The guests arrived at 6:30 p.m. and our regular meeting was opened by President Susan Hicks at 8:00 p.m.

Treasurer's Report: Income: \$10,339.85 Expenses: \$12,547.80 Balance: \$74,386.88

Removal of Downed Tree at the Lake: *The wait continues.*

Clubhouse Floors to be done by CertaPro: *To be done in the spring*

Club House: Is the kitchen door now included in the alarm system? We'll have to ask Pat Russell. The Board voted to increase the rental fee to \$40 and change the security fee to \$40 from \$50.

Proposal to Bush Hog and Plant the Dell: *James will do this after Christmas holidays.*

Kiosks: Pat Russell will check and mark all that need lights.

Mailboxes in KV: *Ann has not talked with Post Office since she first spoke with them concerning absolving Bermuda Run of any responsibility for fixing them. They were supposed to get an answer to some of the questions and then send a letter to her. She has not heard from them as of yet. She will follow up with them.*

Kilbourne and North Forke Kiosks, are in the worst shape. Some mailboxes are not secure. The Kilbourne kiosk does not have anything on the edge of the roof to divert the rain and the mail people are standing with the rain running down their backs. And the Kilbourne kiosk also doesn't have any trim to prevent anyone from removing the boxes from the kiosk.

Charges for violation lawn maintenance: one paid; any others yet? *No others yet. We discussed asking James to take a picture of his workers at the homes he works on so there is no question that he did the work.*

Blakley lawn service report – *James sent a KV yearend report: They have pruned all plants/grasses for winter; additional pine needles were installed at entrances and common area bare spots; installed spring bulbs at entrances and club house; club house encore azaleas were installed; the tree is set to be planted on Kilbourne; the dell will be mowed after Christmas holiday when the ground dries so we don't tear up existing vegetation/roots; irrigation meters have been shut off and minor repairs made to irrigation systems in early November; fixed the entrance vehicle damage (2nd time since September) and hopefully this will not happen again.*

Dragonfly Lake Maintenance: We discussed ways to reduce the cost by not coming to pick up trash and asked Ann to get an estimate from them.

ARC Panel: The panel has just about completed its work. The Guidelines, Standards and Specifications need a little tweaking and the plant list is just about complete. The next meeting of the panel is January 13, after which they should be prepared to present their results to the SF and MB.

Eastwood Homes Signs: The Board voted to allow the signs at the discussed strategic spots. However, the large sign at the entrance was not approved.

Questions for Attorney: Pool Zumba: Liability – Would it cover only residents or guests too?

How much can we raise the HOA dues – 10% or more?

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

Respectfully submitted,

Helen Kelly, Secretary