

Kinderton Village Home Owners Association
Single Family Association Board
Meeting Minutes for June 6, 2013

I. Meeting Call To Order

- A. Ken Bateman, President, called the meeting to order at 6:30 p.m.
- B. Board members present: Ken Bateman, President; Thomas Bongaerts, Vic-President; Matt Davidson, Treasurer; and Mike Jenkins, Secretary.
- C. Norman Mitchell, President of the KV Master Association was also in attendance.
- D. Board members absent: Trent Adams
- E. The meeting was held at the KV clubhouse.
- F. The meeting was closed to the public.

II. APPROVAL OF MINUTES OF PREVIOUS MEETING

- A. Ken Bateman stated that he wanted meeting minutes to be placed on the KV web site prior to board approval. Mike Jenkins stated that minutes should not be placed on the web site until board members had been given an opportunity to review and comment. It was agreed that minutes would be sent to board members with a deadline for comments. Once the comments deadline had passed, the minutes would then be placed on the web site and identified as non-approved, draft minutes. Once the minutes were formally approved, the non-approved, draft identification would be removed and the minutes would be official.
- B. Matt Davidson made a motion to approve the minutes of the May 20, 2013 Single Family Board meeting. The motion was unanimously approved.
- C. The approved minutes will be placed on the KV web site.

III. TREASURER'S REPORT

- A. Formal treasurer's report not made
- B. Matt Davidson supplied the following three (3) charts:
 - 1. Jan 2013 - Apr 2013 Total Assets per Month (Receivables, Savings, Checking)
 - 2. Jan 2013 - Apr 2013 Total Expenses vs. Budget (including Budget Delta Chart)
 - 3. Jan 2013 - Apr 2013 Delinquent Dues per Month
- C. A summary explaining the budget deltas will be added to the set of charts for the next month.
- D. Ken Bateman requested that charts be copied and given to residents at board meetings. Matt Davidson volunteered to provide the handouts.

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IV. UNFINISHED BUSINESS

- A. There was a discussion of the architectural review process. During the discussion Ken Bateman pointed out that many architectural improvements require zoning permits from the Town of Bermuda Run, but that obtaining an approved zoning permit does not remove the requirement for ARC approval. He also noted that Kinderton Village restrictions can be more restrictive than the town's zoning ordinances, but KV restrictions cannot be more lenient or less restrictive.
- B. The board and Norman Mitchell discussed both the Master Board and Single Family Board's Gallimore Management contracts which will end on July 1, 2013. The discussion centered on Gallimore Management's rate increase to the Master Association. It was agreed that it would not be feasible, nor in the best interest of the KVHOA for the Master Association and the Single Family Association to have separate management companies. This matter will be jointly discussed at a later date.
- C. Norman Mitchell left the meeting at 7:45 P.M.
- D. There was a brief discussion on getting residents more interested and involved in HOA activities. Ken Bateman pointed out that the Single Family Association has a very difficult time obtaining a quorum at its annual meeting.
- E. Thomas Bongaerts left the meeting at 7:50 P.M.
- F. There was a discussion about installing rain sensors on the irrigation systems in the Single Family common areas. Installing rain sensors will eliminate watering the common areas during or after a rain, resulting in a cost savings to the Single Family Association. Gallimore Management had been quoted a cost of \$100 per sensor by Foothill Irrigation. Ken Bateman made a motion to install 3 rain sensors on the Single Family common areas. The board unanimously approved this motion. Mike Jenkins will contact Foothills Irrigation to initiate the work.
- G. Matt Davidson left the meeting at 8:10 P.M.

V. ADJOURNMENT

- A. There no longer being a quorum, Ken Bateman adjourned the meeting at 8:10 P.M.

Respectfully submitted,

Mike Jenkins
Secretary, Single Family Association Board