

KINDERTON VILLAGE SINGLE FAMILY HOMEOWNERS ASSOCIATION
Kinderton Village Clubhouse
Bermuda Run, NC
6:30 PM, Monday, November 25, 2013

BOARD MEETING MINUTES

A. MEETING CALL TO ORDER

1. Meeting was called to order by Ken Bateman, President, at 6:24 p.m.
2. This was a closed Board Meeting.
3. Board members present: Ken Bateman, President; Thomas Bongaerts, Vice-President/Treasurer; Jason Garms, Secretary
4. Board members absent: Trent Adams, Declarant; Matt Davidson, At-Large
5. Scofield Bishop Management representative present: Ann Scofield

B. ELECTRONIC VOTE UNANIMOUSLY APPROVED BOARD ACTION ITEMS

- On October 30, 2013 the October 21, 2013, Single Family Association Board Meeting Minutes were unanimously approved by electronic vote. Said minutes have been posted on the KVHOA website and the Scofield Bishop KV website.

C. TREASURER REPORT (Scofield/Bongaerts)

1. Financial Reports review as of October 31, 2013
 - The board discussed and reviewed delinquent dues
2. Financial Audit Status
 - Dickson and Higgins, CPA, was selected and is currently working on the Financial Audit. The audit will cost approximately \$500 for the 6-month period of July - December 2012. The audit is scheduled to be completed by the end of the year.
3. The board reviewed three quotes for the Reserve Study proposals,
 - Jason Garms made the motion to contract with Criterium-Giles Engineers of Cary, NC, in the amount of \$ 2,100 to conduct a Reserve Study per their proposal.

Seconded by: Thomas Bongaerts Vote: Unanimous

4. The management proposed Single Family Association 2014 Budget was reviewed for approval
 - Thomas Bongaerts made the motion to approve the Single Family Association 2014 Budget as presented (with agreed changes), with no dues increase. The Board approved 2014 Budget to be immediately e-mailed or U.S Postal mailed to all Single Family Association Members of record. Unless over 50% of SFA lot owner members do not approve the 2014 Budget at the December 16, 2013, Single Family Association Board Meeting, the Budget will therefore be ratified.

Seconded by: Jason Garms Vote: Unanimous

D. UNFINISHED BUSINESS

1. SFA Common Area Greens

- Ann Scofield will contact the landscaping company to check on irrigation purging in preparation for winter

2. Single Family Association Annual Members Meeting Planning Update

- In agreement with the Master Association the 2014 Annual Members Meeting of both the Single Family Association and the Master Association will be held on the same evening of Monday, February 17, 2014, at the WinMock Granary Barn, Bermuda Run.
- There will be three separate meetings. First on the docket will be the Annual Single Family Association Members Meeting. Second, the Annual Master Association Members Meeting will be held. Third, an open forum "Town Hall" Meeting will follow allowing attendees to ask questions and make comments to both Boards.

3. The Board reviewed the attorney approved draft of *Single Family Association Resolution; 2013-02: Representative to the Master Association.*

- Thomas Bongaerts made the motion to approve *Single Family Association Resolution: 2013-02.*

Seconded by: Jason Garms

Vote: Unanimous

- This resolution will be posted on the KVHOA website and the Scofield Bishop website.

4. Monitor, Report, and Influence (MRI)

- Ken Bateman reported that the Architectural Review Committee Guidelines, Standards, and Specifications Panel has met four times for discussion and is drafting a resolution for presentation to the full Master Association Board. It is expected that the presentation will be made by mid-December.
- Thomas Bongaerts mentioned that he has been attempting to contact the Sheriff's department to request information on civilian patrols and general information regarding guidelines for neighborhood security.

E. NEW BUSINESS

- No new business was discussed

F. MANAGEMENT / BOARD MEMBERS CLOSING COMMENTS

- Ken Bateman thanked everyone for their time and wished everyone a good Thanksgiving.

G. BOARD BUSINESS MEETING ADJOURNMENT

- Jason Garms made the motion to adjourn the meeting.

Seconded by: Thomas Bongaerts Vote: Unanimous Time: 9:10 p.m.

Minutes submitted by:

Jason Garms, Secretary