

Kinderton Village

Master Board of Directors Meeting July 23, 2014

Guests: ARC members: Joe Worrell, Trish Williams; SF Board Member Jason Grams – To clarify some items in the new guidelines.

Note: Ken Bateman, Secretary has resigned from the MB.

Resolution for the Architectural Review Committee Standards and Guidelines for the Kinderton Single Family lots and homes are finished and will be mailed out to all KVSF homeowners.

General Meeting Call to Order at 7:15 p.m. at the KV Club House: **Present:** Helen Kelly, President; Ron Morgan, Treasurer; Craig Carter, Member-at-Large **Absent:** Pat Russell, Vice President

Minutes of June 25, 2014 BOD meeting were approved via email and posted to KV website.

Treasurer's Report: Income \$10,840 Checking Account: \$36,296.83 Expenses: \$\$6,353.56 Balance in checking account: \$36,296.83. The treasurer's report was unanimously approved.

Committee Reports: ARC: No report from the committee.

Waterfowl Containment: Pat Russell and Doug Schell put more stakes, fishing line and mylar around the lake.

Club House: No report.

Pool: The Pool Professionals workers are setting off the alarm often. Pat answered 13 calls this past month. The Board agreed that the mechanical room alarm would not be bypassed.

Manager's Report: Ann Scofield gave an update concerning violations and payments due.

Unfinished Business:

Master Covenant Amendment and Dedication of KV Streets: All sub-associations have approved and signed the Amendment. Attorney Steve Black will complete the process of turning KV streets over to the Town of Bermuda Run.

Lake Maintenance: Dragonfly Pond Works placed dragonfly nymphs in the north inlet. The carp will be placed in the lake in cooler weather.

Cattails: Cattails are very invasive plants. Control vs. removal. Helen Kelly spoke with Mick Ribault, President of Dragonfly Pond Works, concerning the cattail problem in the dell and asked for a proposal to control cattails. Mick explained that it would take 2 years to get rid of all the cattails through spraying. (Digging the roots is very labor-intensive, would be costly, and would leave the soil bare.) The cost of spraying is \$456.75 quarterly, or \$1827 for a year and would gradually rid the dell of cattails.

The MB discussed the problem and the proposal and moved to approve acceptance of the contract for one year and then evaluate the effectiveness of spraying.

Presently, Dragonfly controls only the cattails that grow very close or in the meander.

Landscaping: Removal of fence from common area on Parkview Drive. Ann will ask the residents to have the fence removed within the next 2 weeks. Blakley needs to hire the same heavy equipment to repair the erosion of this area as well as repairing the sewer drainage and riprap in the dell.

Kilbourne Kiosk Area: Water pipe – Trent Adams is having a plumber cut and cap the pipe.

New Business:

The MB voted to leave the vacated seat open until the Annual Meeting unless someone comes forward to volunteer.

Pool Playground Table and Bench: The Single Family Board brought it to the attention of the MB that the pool playground picnic table and bench need attention. Ann Scofield will get quotes for repairs.

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

Respectfully submitted,

Ron Morgan, Treasurer

Acting Secretary