

## **MINUTES**

### Single Family Homeowners

Kinderton Village Home Owners' Association

April 21, 2010

The meeting was called to order by President Todd Kiger at 6:42 on April 21, 2010. Also present were Bruce Welch, Pat Russell, and Dick Heriot.

Todd Kiger welcomed Dick Heriot to the board. Dick was appointed to the board to replace John Jones who resigned because of health problems.

The minutes of the last meeting, March 2, 2010, were approved.

**Financial Report:** Bruce Welch gave the following report.

First quarter financial show a small negative variance of \$2,081.40.

Single Family (S.F.) has 34 units behind in their dues. Between those 30 days, 60 days, and 90 days in arrears the total dollar amount is \$7,090. CAS will continue to monitor and take legal action as approved by the board.

Anyone desiring to review the financial documents may contact Bruce Welch.

**Master Board Report:** Bruce Welch reported that Trent Adams had been asked to contact a traffic engineer to determine the best location and size for speed bumps. To date no action has been taken. Bruce will follow up.

Bruce also reported that the pool would open May 29 and close September 7.

Pat Russell requested that Bruce ask the MB to let a contract for having the club house cleaned periodically.

**Single Family Report** by Todd Kiger:

Todd will ask CAS to get bids on maintaining the area around the lake to include cutting and hauling away the large cuttings. The debris on top of the spillway also needs to be removed, but that must wait until the eggs in the nest on top of the debris have hatched.

There has been a request to find a place to dump grass clippings; however, no solution was immediately forthcoming.

**Solicitation Rules:** It was voted to keep the “no soliciting” rule in effect. Anyone noticing soliciting should ask the person to leave, and if they fail to do so the sheriff should be called.

**Backflow:** Anyone with an irrigation system must have a backflow inspection annually, done by a qualified inspector. This is State law. The Davie County website has a list of qualified inspectors.

**Playground Graffiti:** Todd will ask CAS to have someone remove the graffiti from one of the slides.

**Mailbox Kiosks and Gazebos:** Bruce will ask the MB to let a contract for cleaning, repairing, & painting.

**Volleyball Court:** Matt Riggs, Kinderton resident, has offered to donate the expense to build a sand volleyball court in the area near the clubhouse. Matt was asked to submit a request including drawings to the MB. The MB will check on liability & insurance issues, and select the site for the court. This board requests that the MB act on this matter as soon as possible after receiving Matt’s proposal.

**Lawn Maintenance:** The board voted to reverse their prior decision to have residents mow their area between the sidewalk and street. CAS will ask Budd Group to resume mowing this area.

**Landscaping Bids:** Three landscapers’ bids were received: however, the bids were so inconsistent that no decision could be reached. Bruce will ask the MB to submit another request accompanied by an RFP (request for proposal) outlining exactly what is expected of the contractor – mowing, fertilizing, seeding, mulching, etc. The MB will also be asked to assume responsibility for all landscaping and not try to divide it by HOA.

**Property Management Contracts:** Currently CAS is operating under the contract they had with AEA, the developer. Todd will ask Shannon (CAS) to meet with the board, go over the existing contract, and prepare an RFP to use in getting bids from several HOA management companies.

**Architectural Review Committee:** The board will set up a meeting with the chairman of the ARC to review the process for handling violations of our covenants. Dick Heriot will set up this meeting.

**Board Meetings:** It was decided that the SF board would meet the 2<sup>nd</sup> Wednesday of each month at 6:30 p.m. at the clubhouse. These meetings will be open to the public. At the end of each meeting, time permitting, the floor will be opened for public comment.

**Yard Sales:** The board voted to continue the prohibition of yard sales. It was suggested that residents take items to Goodwill and put their own value on the Goodwill receipt to use on their tax return.

There being no further business, the meeting was adjourned at approximately 8:45 p.m.

Dick Heriot, Secretary

Submitted by

Dick Heriot, Secretary