

MINUTES

KINDERTON VILLAGE SINGLE FAMILY HOMEOWNERS BOARD MEETING

JULY 21, 2010

KV CLUB HOUSE

1. The meeting was called to order by Todd Kiger, President @ 6:35pm at the KV Club House.
2. Present were Todd Kiger, President; Bruce Welch, Vice President; Pat Russell, Treasurer; Dick Heriot, Secretary; and Shannon Walton (Ragan), CAS, Inc. Not present was Trent Adams, At-Large.
3. The minutes of June 9th, 2010 were approved as written.
4. Financial Report from Single Family Finance Chair Mr. Bruce Welch: From the KV SF Balance Sheet dated as of 06/30/10, Mr. Welch reported that accounts receivable is \$7,727.75 due to outstanding past dues. He also noted that line items 06000 (landscaping contract) and 06040 (mail kiosk) on the income/expense statement should be moved to the master board budget. Mr. Welch talked about the Events Committee, and that he felt there should be more money allocated towards events than the \$200 in line item 07080. Line item 08000 labeled "replacement fund" is the reserve fund. Overall, he thought the past due looked considerably high, but everything else looked to be on budget.
5. Master Report from Master Board Rep. Mr. Bruce Welch (for most of the items, Mr. Welch read from the Master Board Meeting Notes of 6/29/10):
 - a. Pool Update
 - i. New fence around pool – Shannon Walton will get 3 competitive bids. Because this item is not included in the current master budget, expenditure approval will be voted on in the future. Next year's budget is due to be put together in September 2010.
 - ii. Swipe card entry system – Bruce Welch has gotten quotes. Because this item is not included in the current master budget, expenditure approval will be voted on in the future. Next year's budget is due to be put together in September 2010.
 - iii. Security System – Bruce Welch has gotten quotes. Because this item is not included in the current master budget, expenditure approval will be voted on in the future. Next year's budget is due to be put together in September 2010.
 - iv. Air Conditioning Maintenance Contract – Bruce Welch has arranged for a maintenance contract with Webb HVAC.
 - v. Bid to Paint Club House - Ms. Walton reported that she had a bid for this work but it may now be moot with the newly reorganized Club House Committee.
 - vi. Cleaning Contract – Ms. Walton reported that we have a one-time-a-week contract to clean the club house during open pool season. The bathrooms are cleaned daily by the pool maintenance company.
 - vii. Pool Intrusion – Report from Treasurer Mr. Pat Russell: Mr. Russell reported he received a call very late at night from a Davie County Police Officer regarding

people in the pool. He met the Police Officer at the pool and asked the people to leave (some were residents). Mr. Russell iterated (as posted on pool signs) that the pool is open from 8:00am to 8:pm. The pool, by law, cannot stay open later than 8:00pm because there are no lights. Dick Heriot asked Pat Russell to, in the future, get the names of those violators of pool rules so that their pool privileges can be revoked.

- b. New trees on Parkview Lane – Mr. Welch reported that it looks like AEA is responsible for planting trees in the area between the sidewalk and the street in front of the new homes on the northern end of Parkview Lane plus the first four homes on the northeast side of North Field abutting Parkview Lane. Addresses include, but are not limited to 157 North Field and 181-184 Parkview Lane. He will talk to Trent Adams and ask Trent to follow through on this situation.
 - c. Side Walk Repairs – Work should begin next week on finishing phase 1 of the sidewalk repairs.
 - i. Drainage problems on Parkview: Todd Kiger described the problem and asked Bruce Welch to research a reasonable solution.
 - d. Basketball Court – Update on deadline for start and completion with Trent Adams / AEA: From the 6/29/2010 master board meeting notes, Trent Adams said AEA “would install a semi-permanent basketball goal at the far end of the parking lot. If this basketball goal gets enough interest and play the plan of AEA building a half court basketball court will be revisited. Trent has committed to have this completed by 8/15/10.”
 - e. The SF Board agreed that no boating should take place on the lake.
6. Property Mgr. report from Ms. Shannon Walton / CAS, Inc.
- a. Widening of SF alley ways – Ms. Walton reported that Trent Adams said that he will not widen alleys. He contends the alleys as built for the community at the time met requirements. The garbage disposal company, now Republic, began to use larger trucks. Ms. Walton further said that only 3 or 4 people seemed to be concerned and that was not enough people to widen the alleys for. The SF Board wants to know if Republic can send in smaller trucks. Someone from the audience reminded that garbage pick up was advertised to be in the alley when he bought his home. Other audience members pointed out that having to drag garbage to the front of homes or down an alley is highly physically stressful for some residents. Ms. Walton agreed to take this matter back to the Master Board.
 - b. ARC Update on violation letters, liens, foreclosures: Mr. Welch said he had prepared a spread sheet showing how long after a fine is imposed before a lien can be placed on a home. Since this time frame is 60 days, and a \$100 per day fine could reach \$6,000, Mr. Heriot stated that once a lien has been placed on a home it may be possible to negotiate a settlement.
 - c. ARC Communications discussion: At the 6/29/2010 meeting of the Master Board, “Bob Gildea” moved “that the ARC should come under the responsibility of the master board and be responsible for reviewing all of Kinderton Village. Trent Adams seconded and it passed unanimously.” A meeting of the ARC is scheduled for 7/24/2010.
 - d. Towing and Towing Signs (Contract =Free Signs): Ms. Walton reported that she has not worked on this item because she has not been told to do so by the Master Board. How many signs, where they should be put, and will DC Police approve areas as towable were some of the questions brought up.

- e. Silt Ponds / Settlement Basin – Ms. Walton reported that Trent Adams is currently looking into this.
- f. Ms. Walton also said she would go back to the Fire Department to ask them to clean out the drain in the lake. This was promised in return for use of the lake for training, but could not be done at the time because of nesting animals.
- g. CAS, Inc. improvements – Website, ARC request, etc.: Ms. Walton reported that CAS is still working on the CAS website improvements.

7. Single Family Secretary Report from Mr. Dick Heriot

- a. Annexation Report: Mr. Heriot reported that there is a group of people working on the annexation committee including Todd Kiger, Bruce Welch, Bob Gildea, Ken Bateman and Mike Jenkins. He noted that people say they want annexation, but they have not signed the annexation proposal yet. Another letter is being mailed to residents which will tell what has been done and what the disadvantages will be to not annex. Mr. Heriot said that they want to make it convenient to residents to sign. As a last resort, this group will go house to house because they want to make sure residents have the opportunity to sign the annexation sheets.
- b. Mr. Heriot asked that Matt Riggs be given the letter for donation that he needs for his donation of the new volleyball court at the club house.

8. Floor yielded and open to attending membership for questions and comments @7:45pm

- a. Ken Bateman presented a proposal for a KV community service initiative called “adopt – a – kiosk” which he, Mike Jenkins and Mike Shore has put together. Mr. Bateman gave a copy of the proposal to each of the SF Board members. The plan to spruce up the kiosk involves neighbors working together, residents supplying tools, the Master Board supplying materials, putting an area for official KV news on all four sides of the kiosks (so that perhaps mailing costs to all residents (\$200 for each mailing) could be decreased, etc. It is proposed that the mail kiosk on Lake Point Drive be done first to show as an example. Pat Russell moved that this proposal be sent to the Master Board. All SF Board members were in favor.
- b. The erosion problem on the hill facing the backyards of the homes next to the club house parking lot was brought up again. Ms. Walton reported that Love Grass was recommended before, but it is very expensive. She will contact Davie County again for possible solutions.
- c. The mats should be removed from the doors of the clubhouse since they are being used to keep the doors open.
- d. Overgrown evergreens at the north end of the alley of Parkview Lane which enters the parking lot of the condos are causing a safety issue. It was reported that there was a nearly a car accident at that intersection.

9. There being no further business, the meeting was adjourned at 8:20