

Minutes

Board Meeting May 12, 2010

Kinderton Village Single Family Homeowners

The meeting was called to order by the president, Todd Kiger, at 6:30 p.m. Also present were Bruce Welch, Pat Russell, Dick Heriot, and CAS representative Shannon Ragan.

The minutes of the April 21st Meeting were approved as written.

FINANCE REPORT: None. Reports are scheduled on a quarterly basis. (Bruce Welch)

MASTER BOARD REPORT: (Bruce Welch)

*SPEED BUMPS: There is still no report. Shannon reported that an engineering firm has been contacted.

*POOL OPERATONS: The pool will open May 16 and close September 7, 2010.

*LIFE GUARDS: The board has asked the pool committee to submit recommendations for limiting and controlling the number of swimmers who can be in the pool at one time.

The possibility of an attendant to insure compliance with the chosen number was discussed. Shannon also stated that hiring lifeguards is a very difficult procedure considering liability insurance, workers' comp, social security, etc.

PROPERTY MANAGEMENT (CAS) REPORT (Shannon Ragan)

- ☒ LAWN MAINTENANCE: Shannon is to request that the Budd Group give her an estimate of cost to remove all of the trash from previous cuttings, and start cutting around the lake every other time that the grass is regularly mowed.
- ☒ WIDENING OF ALLEYS: Efforts are underway to widen the alleys so the trash & recycling trucks can make all of the turns. This will, in some instances, encroach on owners' yards. Owners will be advised in time to protect any plantings or irrigation line that may have to be moved. It is possible that the company has purchased larger trucks than were used when the developers laid out the alleyways.
- ☒ VOLLEYBALL COURTS: Shannon stated that our HOA insurance will cover this operation. The volleyball court has been approved by both the single family and master boards. Matt Riggs,

the donor, has been notified. Shannon will determine from AEA exactly how much of the land between the club house and woods is owned by the HOA.

- ☒ PLAYGROUND GRAFFITI: This graffiti is being removed, but It is proving more difficult than originally thought to do so.

SINGLE FAMILY REPORT: Todd Kiger

- ☒ GRASS CLIPPINGS: The idea of a dumpster has been discarded. It was suggested that residents put clippings in a garbage bag, tie it, and put it at the Curb for regular garbage pickup.
- ☒ SOLICITING: Residents are reminded to notify the sheriff's office if they notice any solicitation going on in Kinderton.
- ☒ BACKFLOW inspections: Residents are reminded to have their backflow valves inspected each year according to state law.
- ☒ MAILBOX MAINTENANCE: This is the responsibility of the HOA. Shannon (CAS) will take care of this, including key replacements.

☒ MISCELLANEOUS:

- ☒ The Single Family Board is in the process of reviewing the CAS contract.
- ☒ The sink hole in the common areas behind the Heriot's house was brought to the attention of the board. Shannon will investigate the best way to resolve this.
- ☒ Proliferation and excessive signage: The directional signs for Phase 111 appear to be excessive. Shannon will research our covenants and speak to both Horton and AEA to determine the appropriate number needed.
- ☒ Dick Heriot will set up a meeting of the SF Board and Architectural Committee to discuss processing of violations.
- ☒ Shannon Ragan will insure that diaper changing stations are installed in both bathrooms of the clubhouse.
- ☒ Pat Russell was granted permission to contact a cleaning service for the clubhouse on an as-needed basis.

There being no further business the meeting was adjourned at 8:21 p.m.

Dick Heriot

Secretary