

**Kinderton Village
Master Board Meeting
August 16, 2017**

Attendees: Becky Myers – Priestly Mgmt., Roger Williams, Camie Osborne, Jean Mock, Brenda Rollins, and Bonnie Russell.

President Roger called the meeting to order at 5:15 pm.

Minutes were approved on line.

Treasurer report was presented by Becky Myers – see attached.

- No outstanding issues
- Report approved

Management Reports:

Annual plan for June:

- BB court pad is in, waiting on goal

Violations: see attached

- 2 scheduled for tonight but both have been closed out.

ARC Request:

- 139 Windsor – move to next step - send fine
- Still holding on BB goals until revision finalized.
- 130 Brookstone Dr. – weeds and siding. Move to next step – send fine.

Committee Reports:

- Landscaping: tree trimming along the main streets completed for now. May do more streets later if money available.

Clubhouse Report: Jean

- All going well
- Needs refurbishing – paint and something for sound.
- Get estimates

Waterfowl containment: Roger

- Growth on edge of lake is working.
- Wait until Spring to do more plantings
- Have someone come in the spring to gather when their white feathers drop.
- Hold on Dragonfly until spring.

Playground:

- BB court completed, waiting on goal and lines painted.
- Being used a lot for playing
- Wondered if we should have added more goals, so more can use?

Pool Committee:

- Umbrellas are in
- Budget for 2018 for repairs and/or new furniture.
- Quote from Pool Professionals is expensive
- With as many people using the pool, we need to have adequate furniture.
- Roger said the SF board suggested installing a toddler pool.
- Also asked about another pool company. Our contract extends thru 2018.

- May want to meet with the SF board to discuss these issues since they fall under MB

Unfinished Business:

- 135 North Fork – business in home
- ARC revisions – met recently and reviewed them and made some additional revisions. They will send to MB once completed. Letter to home owners should come from attorney. Fire Pits – must be approved by ARC and placed on a concrete patio next to the house. Fire Dept. has no regulations.
- Brenda stated that Eastwood homes came behind the carriage homes and dug up the bank. Some owners had already landscaped behind their homes. This caused erosion in their yards. Complaints on the drainage.

New Business:

- Budget for 2018. Projects: identify and prioritize
- Tree near lake is leaning and ready to fall. Becky will have tree company look at it.
- Put in budget for 2 banks that will need mowing more often – one against Quads and one behind houses on Brookstone. Ask Blakely about these two areas.
- Becky has quotes for Reserve study for next year.
- Upgrading camera equipment next year.
- Dragonfly – pond – update to 8 times a yr.
- Check alarm – going off too much.
- Roger stated that the SF board suggested going up on the dues - \$3./mo. to help support more capital improvements and new recreational areas. Vote next month on this. Would start in 2018.
- Dam Report: a lot of work needs to be done around the lake. Removal of brush and down trees, etc. Will be a big expense.

With no further business, a motion was made and approved to adjourn at 7:00 pm.

Next Meeting: Wed. Sept. 20th at 5:00 pm.

Submitted by
Bonnie Russell
KV/Master Board Secretary