

Kinderton Village Carriage Homes HOA Minutes
12/07/2022

Members in attendance: Chris Fowler, Brenda Rollins, Pat Hardister, Agnes Thoma, Shelley Kirley, Irma Jean, Helen Kelly, Brent & Janet Barnes

I. Roof repairs

Big Anchor came and inspected Shelley and Brenda's roofs and reported damage. They said they could repair. Nationwide would not approve coverage. Greg Dunn is a local roofer who provided an estimate also. Although he is not insured, the members felt confident that we would consider contracting with him, due to his reputation, community ties and suggestion of replacing boots as well as the original repairs suggested by Big Anchor. Big Anchor's estimate was \$350 for basic repairs. Greg's estimate was \$625 and would include repair and replacement of all boots.

Roof Mentors are coming tomorrow to give an estimate. We will vote when we receive and compare all estimates. We voted for the same individual to look at all roofs.

II. Gutters

We have leaks in gutters. Big Anchor came one time and recalled in 2014. Helen has 1 leak in gutter. Shelley is in charge. Suggestion to have the roofer check the gutters and to see if he does gutter repair.

III. Budget

Everyone was given a copy of the budget. Two options were discussed to increase our capital account balance. Option 1: To increase dues to \$200 per month or Option 2: To increase dues to \$225. The members voted to increase dues to \$225 a month to build our capital account balance to \$10,000 that could cover potential repairs, etc. Official start date is January 1, 2023.

IV. Tree

Helen's tree in front of her house has scales and disease and will have to be replaced. Two trees need to be replaced - Helen's and Irma Jean's.

V. Home Team

We have one outstanding termite inspection. Janet will follow up.

VI. Single Family Board

Chris shared concerns about the Single Family Master Board management. There have been disputes and lawyers are now involved.. Helen is also concerned and suggested we attend the upcoming meeting on the 20th.

VII. Officers for 2023

Helen - President
Agnes - Vice President
Janet - Secretary
Chris - Treasurer

Other task assignments: Brenda and Shelley will follow up on the roofing estimates for their building and then Brent will follow up with the roofing needs for the other three units.

Shelley will continue to schedule window and siding cleaning. Agnes will begin to collect HOA dues and make deposits.