

Kinderton Village

Master Board of Directors Meeting Minutes April 26, 2012 – 6:30 p.m. Kinderton Village Club House

Board Members Present: Norm Mitchell (President), Helen Kelly (Vice President), Susan Hicks (Secretary) and Pat Russell

Board Member Absent/
Excused: Bob Gildea (Treasurer)

- I. The meeting was called to order by Norm Mitchell at 6:30 p.m.
- II. The minutes of the previous Board meeting were approved as presented.
- III. Committee Report

A. Events

The KV Easter Egg Hunt organized by Melynda Nance was a huge success. Approximately 50 children plus parents and grandparents attended. Total cost was \$85.61.

Melynda is now coordinating a Memorial Day Cookout which will be held on Sunday, May 27, at the Club House. This event will coincide with the opening of the pool. The budget is \$300.

IV. Unfinished Business

A. Membership in Community Associations Institute (CAI)

Board members have received log-in information and are now able to utilize CAI resources.

B. Security Cameras

Shannon Walton received a security camera bid from ADT. Norm Mitchell will seek additional bids.

C. Main Entrance Sign

The Board discussed bids from two sign companies. Small changes to the plans were discussed, and Pat Russell will follow-up with both companies. Note: Replacement signs and new signs must be approved by Town of Bermuda Run.

D. Club House Basketball Goal

Pat Russell located a steel framed, shatterproof backboard from Sports Authority for a cost of \$219.99 plus tax. The Board voted to purchase this backboard.

E. Field Maintenance (North Forke and Rosewalk)

The Board voted to hire Premiere Lawn Service to remove trash and rocks, bush hog, level the field, and seed bare areas. The total cost for 3.4 acres is \$5,850.

F. Landscaping Plan for I-40 Tunnel

The landscaping plan from Yard-Nique was reviewed. This project was previously approved via email voting.

G. “Board of Directors” or “Master Board

The Board approved the following Kinderton Village HOA structure:

The Master Board of Directors is elected by the members of the Master Association. The membership of the Master Association consists of the various Sub-Associations (Single Family, Condos, Townhomes, Carriage Homes), not individual property owners.

Each Sub-Association will hold a meeting where the presence, in person or by proxy, is certified by the Property Manager (25% for Single Family, 50% for Condos, unknown for Townhomes and Carriage Homes). If a quorum is verified, the Sub-Association may select one individual to be that Sub-Association’s representative to the Master Association. The number of votes that each Sub-Association representative would cast is equal to the number of units in that Sub-Association. The Sub-Association representative must vote as instructed by the majority of their Sub-Association Board members.

The sole duty of the representatives of the Master Association is to elect the Master Board of Directors at the Annual Members Meeting.

H. Attorney Request

The Board will follow-up with Shannon Walton and Bob Gildea regarding the status of document collection.

V. New Business

A. Decision Process

Board decisions and voting will be conducted at the monthly meetings and not via email. When initiating a project, at least two bids are required. All pertinent information must be gathered and discussed before voting can begin.

Only emergency decisions will be made via email voting. At least two bids and full and complete information must be obtained before an emergency email vote can begin. A unanimous vote is required for email voting. However, if a Board member fails to respond within 48 hours, it will be assumed that the Board member is unreachable, and a unanimous vote by the other 4 Board members will suffice.

B. Kiosk Brochure Holders

The Board voted to purchase 30 brochure holders for the mail kiosks. The old, faded holders will be replaced. Brochure holders will be added to each side of the mail kiosk that has mail slots.

C. Canada Geese

The Board voted to hire the USDA for a six-month period. Services include a harassment program using non-lethal control methods which will encourage the Geese to relocate.

D. Common Area Landscaping

Yard-Nique will be asked to apply liquid weed control as specified in the landscaping contract.

E. Lot Maintenance (10-Day Policy)

The Master Board and Single Family Board will meet to discuss the 10-day policy.

F. KV Property Maps

Shannon Walton provided property maps outlining the areas owned by the Master Board and each Sub-Association. The maps were created with the assistance of Budd Services.

G. 2012 Master Board Budget (post 7/1/12 annexation)

Various budget scenarios were discussed. Discussions will continue at our next meeting.

VIII. The meeting adjourned at 9:10 p.m.

Susan Hicks

Susan Hicks, Secretary