

Community Manager Report
Kinderton Master Board of Directors
6/29/09

Present: Pat Russell (SF), Bob Gildea (CONDO/QUAD), Wendy Gallimore (TH) Carmel Knight (CAS)
Absent: Trent Adams (AEA)

Manager Report

Actions to take by Board of Directors

- ✓ a. Registered Agent – CAS recommends Ed Bedford. Currently, Kerry Avant is named with the Secretary of State.
Board agreed to hire Ed Bedford to be Registered Agent for \$100 annually
- ✓ b. ✓ Playground Kid Safe Mulch 19yds x \$45 = \$855 The Budd Group
Approved
 - ✓ Pine needles 475 bales (approx) \$8.50 = \$4037.50
Approved to be place July and February assuming finances permit
- ✓ c. Irrigation Spring startup plus Winterization Approved
\$2,500 + back flow inspections 6 x \$75 = \$450 = \$2950 Approved
- ✓ d. Erosion Control over the bank behind North Forke
Carmel to receive quote from Budd Group and inquire about Love Grass
- ✓ e. Directors and Officers Insurance – Tabled until 2nd quote can be reviewed. Carmel to inquire D&O proposal from State Farm
- f. Committees
 - ✓ i. Architectural Review Committee Is to be under each sub-association. The Master BOD will address any appeals
 - 1. ARC – Single Family
 - 2. ARC – Condo/Quad
 - 3. ARC - Townhomes
 - ✓ ii. Pool Committee Is to be a part of MASTER Board
 - 1. Dave Owens
 - 2. Rob Dwyer
 - ✓ iii. Social Committee Is to be under MASTER. Pat to reveal names. Pat announced that this committee currently has a petty cash fund of approx \$187 in his possession.
 - 1. ?
 - 2. ?
 - 3. ?
 - 4. ?
 - 5. ?

Old Business

Curbs vs Trash BOD after discussion feels that there needs to be no further attention to this matter and those affected Homeowners should put their trash in front of their homes along Lakeside Crossing and Parkview

List for AEA Tabled as there was no representation from AEA

- BBall
- Sidewalks
- Irrigation at Windsor

Work Order Update

Due Process Follow up

1. letter education
2. invite to Due Process It was determined that depending on the violation as to which Board would hear the Due Process. (I.e. if it is a violation of the Condo/Quad Docs then that BOD will hear the DP.) This allows for an appeal process

Violations

Drove community on 6/5 & 6/24

Information/Narrative

Lift Station – AEA Representative Now Davie County and will come out of Budget for 2010

Pool and Pool Contract ok

Landscape Contract ok

Cleaning Contract need new bids as current provider is not satisfactory Carmel to call a referral by Pat R. – Wendy Owens

Clubhouse Rental it was suggested by Pat R that a private "kitty" or cash flow be considered for Clubhouse maintenance. Wendy counter suggested that puts liability on whoever is in charge of that and recommended the Reimbursement process through the management company. This was agreed upon.

Budget Draft Drafting to begin directly after 2nd Quarter financials.

Final Budget approval from BOD by September

Budget Ratification between Oct & Nov

Complete Budget to CAS by Dec 1

Assessments Due 1/1/2010

Next Meeting Schedule

8/24/09 6:30 at Kinderton Clubhouse

Attachments

Financials

Binders were given of Docs, Contracts etc...