

Community Manager Report  
Kinderton Master Board of Directors  
8/24/09

Present: Pat Russell (SF), Bob Gildea (CONDOS), Wendi Gallimore (TH), Trent Adams (New Phase), Carmel Knight (CAS)  
Absent: none

**Manager Report**

Actions to take by Board of Directors

- a. Registered Agent – complete form **DONE**
- b. Erosion Control over the bank behind North Forke **IN PROGRESS**  
Todd Kiger of Southern Hydration to research with Davie County Extension
- c. Directors and Officers Insurance – review 2 bids **State Farm = \$1028 D&O PAL = \$ 1338 State Farm was chosen**
- d. BUDGET 2010 **discussed DRAFT to follow**
- e. LANDSCAPE **discussed to remove "roadway" from Budget**

Old Business

Playground Kid Safe Mulch 19yds x \$45 = \$855 The Budd Group  
**DONE**

Pine needles 475 bales (approx) \$8.50 = \$4037.50  
**DONE for July next application in February**

Irrigation Spring startup plus Winterization **DONE**  
\$2,500 + back flow inspections 6 x \$75 = \$450 = \$2950 **DONE**

Committees **Gave job description**

Architectural Review Committee Is to be under each sub-association. The Master BOD will address any appeals

- ARC – Single Family
- ARC – Condo/Quad
- ARC - Townhomes

Pool Committee Is to be a part of MASTER Board **Pat is the liaison to this committee**

- Dave Owens
- Rob Dwyer

**Events** 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.

**Short Notice 3 bands fundraiser Smith Grove Vol. Fire Dept raised \$300 + with over 300 people. Qwest Coffee Shop participated.**

**This BOD is requesting the committee prepare a presentation to approve in the future. Pat is the liaison to this committee.**

**Dan DeNoyers, Brent Naylor, Ian Atchinson**

Pool and Pool Contract **TABLED**

Landscape Contract ok **TABLED**

Cleaning Contract need new bids as current provider is not satisfactory Carmel to call a referral by Pat R. – Wendy Owens **Current provider two times a week Wendy Owens does not have proper paperwork**

List for AEA Tabled as there was no representation from AEA

BBall

Sidewalks

Irrigation at Windsor

Trent will work with Master Board to complete these projects. BOD will present a checklist and a timeline for completion that is realistic.

#### Work Order Update

Berm work – see above **On hold for Davie Co.**

Mowing of Lakes – approved via email - **IN PROGRESS**

#### Information/Narrative

Budget Draft

Drafting to begin directly after 2<sup>nd</sup> 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

**Carmel will submit 2010 Budget for final review and possible meeting s dates for Budget Ratification**

#### Attachments