

Kinderton Village Single Family Homowners Association, Inc.
2013 Annual Members Meeting
February 28, 2013, 6:30 pm
Hillsdale Baptist Church
Advance, NC

2013 ANNUAL SINGLE FAMILY ASSOCIATION MEMBERS MEETING MINUTES

Call to Order

At approximately 6:30 pm the meeting was called to order by Board President, Bruce Welch. The required meeting quorum of 25% or 76 of the total of 304 lot owners was not achieved. Only 32 lot owners were in attendance and only 11 valid proxies were recorded for a total of 43 or 14.1%. The meeting was adjourned at approximately 6:34 pm due to lack of the required quorum.

At approximately 6:35 pm the meeting was recalled back to order by Board President, Bruce Welch. The required meeting quorum had been reduced by one-half to 12.5%. In the haste of recalculations it was thought that the quorum had not been achieved. The meeting was adjourned at approximately 6:36 pm.

At approximately 6:37 pm the meeting was recalled back to order by Board President, Bruce Welch. Wendy Gallimore, Property Manager, realized that the quorum had actually been achieved in the second called meeting. The corrected calculations resulted in a total of 45 lot owners present by attendance/proxy which calculated in achieving 14.5 %, which was over the 12.5% required. The quorum was achieved and business could be conducted.

Introductions

Board Members:

Present: Bruce Welch, President; Bill Bradley, Vice-President; Pat Whitaker, Secretary (*)

(*) Elected by the Board on October 28, 2012, to replace Max Furr who resigned on October 26, 2012, because of health issues.

Absent: Pat Russell, Treasurer; Trent Adams, Declarant

Property Management: Present: Wendy Gallimore, President, Gallimore Management

2012 Annual Meeting Minutes

The 2012 Annual Meeting Minutes were officially approved and closed.

Treasurer's Report

In the absence of Pat Russell, Wendy Gallimore provided a financial overview. In addition, she provided an explanation of how delinquency collections are handled and collected. This process will be posted on the KVHOA web site and mailed to property owners.

Page 2, February 28, 2013, Annual Single Family Association Members Meeting Minutes

Old Business

There was no old business to discuss.

New Business

Election of one (1) Board member to fill the expired term held by Pat Russell.

No nominations had been received prior to the meeting. Nominations were opened to the floor. One nomination was received, that being Ken Bateman.

Ken Bateman was elected to the Board of Directors by acclamation.

Attending Members Input

The floor was opened for comments and questions from those in attendance.

Adjournment

The meeting was adjourned at 7:00 pm.

Note:

These meeting minutes were transcribed from meeting notes taken by Pat Whitaker who resigned from the Board on March 3, 2013. Additional contributors were Wendy Gallimore, Bruce Welch and Ken Bateman.

Respectfully submitted by: Ken Bateman, Secretary/Treasurer - March 25, 2013