

**Kinderton Village Master Association
Board Organizational Meeting Minutes
Kinderton Village Clubhouse
February 26, 2014**

Call to Order

- Meeting was called to order by Ann Scofield, Association Manager, at 6:35 p.m.
- Speaking on behalf of the Kinderton Village Homeowners Association, Pat Russell presented an engraved acrylic plaque to Susan Hicks, Past-President, Master Association, for her dedicated service to the Kinderton Village community. Susan has served the KV community in various capacities for nearly ten years. The past two years Susan served on the Master Association Board and as President in 2013. The inscription on the plaque read, "Presented to Susan Hicks for her dedicated and unselfish service to the Master Board and many other Boards over the years. By the Kinderton Village Master Board."
- Susan Hicks left the meeting immediately after the presentation.
- Board Members Present: Pat Russell, Helen Kelly, Ron Morgan, Ken Bateman
- Others Present: Ann Scofield, Association Manager

Board Election of Officers

- Ann Scofield acted as the election process moderator. The selection of the Board Officers was by consensus of the Board. The new 2014 Master Association Board Officers are:

<u>Member/ Office</u>	<u>Seat Term Expires</u>
Helen Kelly, President	2015
Pat Russell, Vice-President	2016
Ron Morgan, Treasurer	2017
Ken Bateman, Secretary	2017

- President Helen Kelly assumed the role of meeting chairperson.
- On behalf of the Board Ann Scofield reported that she asked Trent Adams if he intended to appoint someone to the Declarant-entitled seat on the Master Association Board. Mr. Adams asked for a suggested name. After a brief discussion, the Board instructed Mrs. Scofield to suggest the name of Kinderton Village resident and property owner, Craig Carter to Mr. Adams. We are awaiting Mr. Adams's reply.
- The February 24, 2014, Annual Master Association Members Meeting Minutes were read by Helen Kelly. After some minor changes/corrections, the meeting minutes were unanimously approved. The meeting minutes will be posted on both the KVHOA website and the Scofield Bishop website.

Association Insurance

- Ann Scofield has had a preliminary Association insurance coverage review utilizing insurance agent Jim Everheart, Mountcastle Insurance, Lexington, NC. The Board will conduct a detailed insurance coverage review at a future Board meeting.

Covenant Rules & Regulations Violations

- Ann Scofield provided an updated status report of violations. There were five (5) outstanding violations. Two (2) of these violations have been successfully resolved.
- There are several houses developing mildew on exterior cladding, fences and roofs. With warmer weather approaching violation letters will be forthcoming.
- With the spring growing season approaching it is anticipated there will be an increase in yards that are not being appropriately maintained. The enclosed Kinderton Village Landscape Maintenance Schedule will be communicated to the community via e-mail notice and by placing copies in the mail kiosks plastic holders. (Project assigned to Ann Scofield, Ken Bateman [e-mails] and Pat Russell [mail kiosks].)

Architectural Review Committee Requests

- Ann Scofield provided an update of new ARC Requests being forwarded to the ARC for action.
- Each Board member was given a hard copy draft of the *Kinderton Village Master Homeowners Association Resolution: 2014-01. Architectural Review Committee Guidelines, Standards and Specifications for: Single Family Association Lots and Houses*. This document was prepared by the Board appointed ARC Study Panel. Upon Board approval the document is to be sent to Association attorney Steve Black for legal opinion review and approval.
- There was some discussion on how to move forward in the election of ARC Committee members.

Unfinished Business

- Tree Removal - Continuing discussion with contractors on best method of removing the downed tree at the lake and the diseased tree behind North Field drive without damaging homeowner property (Project assigned to Ann Scofield and Helen Kelly.)
- Clubhouse Hallways and Restrooms Painting - In early spring contractor CertaPro Painters of Kernersville, NC, will paint the floors with a “polyurea slip resistant paint,” taking 3 - 4 days to dry. The expense will be \$1,990.16. (Project assigned to Pat Russell)
- Kilbourne Drive Sidewalks - The sidewalks were not cleaned after the new homes and mail kiosk common green areas were constructed and graded. Pending feasibility and having needed water access, two Board members have volunteered to power wash the sidewalks. If feasible the Association would pay for the rental of appropriate equipment. (Project assigned to Pat Russell and Ron Morgan.)
- Master Covenant Amendment - Needed for legal formality in order to complete the assignment and dedication of Kinderton Village streets to the Town of Bermuda Run. (Assigned to Steve Black, Ann Scofield, Helen Kelly and Ken Bateman).

New Business

- 2014 Pool Season - A representative from Pool Professionals will meet with the Board at the March Board meeting for detailed discussion on management of the pool for the 2014 season. The Board will finalize the 2014 Pool Rules and Regulations at the April Board meeting.
- 2014 Monthly Board Meeting Dates - It was the consensus of the Board to have regular monthly Board Meetings on the fourth Wednesday of each month at 6:30 p.m. at the KV Clubhouse. Potential change in dates for November and December will be determined at the October meeting.

Meeting Adjournment

- With no other business to be conducted Helen Kelly adjourned the meeting at 8:40 p.m.

Meeting Minutes Respectfully Submitted by:

Ken Bateman, Secretary
Master Association Board
March 12, 2014