

**Kinderton Village Homeowners Association
Special Called Joint Board Meeting
Master Association Board and Single Family Association Board
Kinderton Village Clubhouse
Tuesday, June 3, 2014**

JOINT MEETING MINUTES

I. 6:30 p.m.Meeting Called to Order

- A. Meeting called to order by Helen Kelly, President, Master Association
- B. Master Board Members present: Helen Kelly, President; Ken Bateman, Secretary; Ron Morgan, Treasurer; Craig Carter, At-Large
- C. Master Board Members absent: Pat Russell, Vice-President
- D. Single Family Board Members present: Jason Garms, Vice-President; Kathie Sears, Secretary
- E. Single Family Board Members absent: Thomas Bongaerts, President; Ed Ellis, Treasurer
- F. Others present: Ann Scofield, Association Manager - Scofield Bishop Management

II. Special Called Joint Meeting

A. Meeting Purpose

- 1. Declarant Trent Adams, representing AEA Properties and Demeter Properties, has proposed the transfer of ownership deed to the Kinderton Village Homeowners Association of specific Declarant owned common area properties within the boundaries of the Kinderton Village development.
- 2. Declarant Trent Adams has been working out the legal details of the transfer of ownership deed of specific common areas with KVHOA attorney Steve Black. All legal expenses related to these deed transfers of ownership are charged to the Declarant, not the KVHOA.

B. Joint Board Action

- 1. Ann Scofield presented maps and commentary provided by Steve Black, Attorney. Attached to these minutes are copies of the following maps:
 - a. HOA - Owned (Map #1)
 - b. Developer - Owned (Map #2)
 - c. Other - Owned (Map #3)
- 2. The specifics of the deed transfers were reviewed and discussed by the Joint Boards.

II Special Called Joint Meeting (continued)

B. Joint Board Action (continued)

3. Parcels to be transferred from Declarant to the Master Association.

- a. Map #2, Parcel #C80000000150, a small strip along the east side of Lakeside Crossing including the strip behind the vacant lots and behind 133 Lakeside Crossing.
- b. Included in parcel C80000000150 is a small rectangle parcel next to the north side of the parking lot behind the condos on Oakwind Drive.
- c. Craig Carter made the motion that the Master Association accept the transfer of deed of Parcel #C80000000150 from the Declarant contingent upon the following. Because of the vegetation overgrowth, it is requested that the parcel be surveyed and property corners be identified, preferably with 6 x 6 pressure-treated posts or at least with 4 x 4 pressure treated posts or flagged rebar. The motion was unanimously approved by the Master Board.

4. Parcels to be transferred from Declarant to the Single Family Association.

- a. Map #3, Parcel #C8010B0999, a small parcel at the northwest inner curve of Kilbourne Drive.
- b. The consensus of all at the meeting was to accept the transfer of deed from the Declarant. The SFA did not have a quorum at the meeting and they will make a motion to accept this parcel by electronic vote. Results will be recorded in SFA Meeting Minutes.
- c. Map #1, Parcel #C8000000170, known as the Windsor Circle Common Area. The Declarant (Trent Adams) and previous KVHOA Board of Directors thought this parcel belonged to the Declarant. Our attorney discovered that the Declarant had turned ownership of this parcel over to the Single Family Association several years ago and the Declarant continued to pay the taxes on this parcel. This parcel has a water meter for irrigation but no irrigation pipelines were ever installed.

5. Unrelated to Declarant transfer of deeds, Jason Garms made the motion to adopt a “statement of policy” that determines Association common area assignment for Kinderton Village. The Statement of Policy would read as follows:

- a. Common areas that bound perimeter property not owned by the Association or multiple Associations should be the responsibility of the Master Association.
- b. Common areas that are encompassed within the boundaries of Single Family Sub-Association should be the responsibility of the Single Family Sub-Association.

The motion was approved by unanimous vote by the Master Association. The Single Family Association did not have a quorum at this meeting. The two SFA members present were in favor of the motion. However, the SFA will need to have a unanimous electronic vote that is recorded in SFA minutes.

III. Meeting Adjournment

A motion to adjourn the meeting was made by Helen Kelly. The motion was unanimously approved at 7:50 p.m.

The June 3, 2014, Master Association and Single Family Association Special Called Joint Meeting Minutes are respectfully submitted by:

Ken Bateman, Secretary
Master Association Board of Directors
June 25, 2014