

**Kinderton Village Master Homeowners Association**

**Annual Meeting**

**February 28, 2017**

**Attendees:** Ron Morgan, Brenda Rollins, Roger Williams, Walter Newman, Ann Scofield,

**Absent:** Craig Carter

President Ron Morgan opened the meeting. He expressed special thoughts for Jean Carter, who passed away recently. Ron introduced Bermuda Run Town Manager Lee Rollins who came to give us an update for Bermuda Run (BR)

Lee told us that the Mayor sent his regrets that he could not be here tonight but had a previous engagement. Lee gave the following update:

- The Town Council (TC) held its annual planning session in January.

- There were three broad areas recognized:

Economic Development:

- Healthcare
- Entrepreneurship – Develop hi-tech business park
- Tourism – Soccer Park, walking trails, WinMock. A gateway into Yadkin Valley wine region.

Infrastructure:

- I40 widening project – Exit 180-182 with 3 lanes each side (working with DOT)
- Sound barriers on KV side
- Replace bridge over I40 with a pedestrian bridge
- Use tunnel for bicycling and walking

Capital Projects:

- Sidewalk from Old Town Dr., along Yadkin Valley Rd., past Sheets to hospital. Crosswalk at 801 light
- Character and Identity of Town – work with Arts Council on events at BR Town Hall square.
- Continue pushing BR identity instead of Advance in personal communication by using as address.
- No money available now for a new BR post office
- Recognized Ken Bateman who is resigning from the TC for his service. Have two openings on the Council since Ken and Shirley Cagle have resigned. Mike Ernst and Rick Cross have been chosen to fill in until elections in December. There will be 3 positions available at that time on the TC. Would be good to have a representative from KV.

Ann thanked PDQ for donating the refreshments tonight. This is the 2<sup>nd</sup> year they have done this.

Election: Master Association has 3 openings. They are voted on only by the sub-associations: President of the Carriage Homes, Condos & Quads, Town Homes, and Single Family homes.

The three nominations are: Camie Osborne, Jean Mock, and Bonnie Russell. Jean has also volunteered to handle the Club house rentals. Thanks Jean!

There were not any other nominations from the Board. Motions were made to close the nominations. Approved by acclamation.

Ann reviewed the MB financial report. This was sent out to all and included in the package passed out tonight. (see attached report)

Jan. 2016 beginning balance: \$ 53,252.00; Ending balance 12/31/2016: \$ 64,528.00.

Reserve Acct.: balance 12/31/2016: \$ 168,542.00. Expenses were:

- New sign at the second entrance. Thanks to Pat Russell for the landscaping around the sign.

- New second playground. Will add swings in March.
- Replaced pool pump & motor. (\$6,000.)
- Part of the money in reserve will be used to pave the Club House parking lot.

Operational Acct: more income due to new Eastwood homes finished and sold in last phase  
Landscaping the greatest expense. For 2016: Was \$ 7,879 under budget for the year.

For 2016: \$ 22,900 into reserve acct. for long term capital improvements. Amount based on reserve study – future plans.

Also paid for repairs at existing playground at pool area.

Lighting at new sign installed.

AEA/Trent Adams reported on the new phase in process. Eastwood will be the builder. Several homeowners were disappointed that all the trees had been removed. Trent said there would be some trees planted later. First homes should begin late summer.

Ron reported that the Clubhouse made \$1,600. In rentals for 2016. This pays for the cleaning service during the summer – increased to twice a week.

ARC Committee: Trish Williams, President reported:

- Members: Lynne Senger, Geraldine Carter, Patsy Bateman, and Paul Lester – who keeps the data base.
- Trying to get all the missing info into the base from previous approvals
- Forms and regulations are on website
- Helps to keep your home value up
- On-site review of your request, then sent to Ann and she will pass on the results.

Ron stated that he has worked with some wonderful folks and everyone needs to be involved in the neighborhood. The board thanked Ron for his leadership.

Motions were made and approved to close the meeting.

Next Master Board meeting: Wednesday, March 15, 2017