

**Kinderton Village Master Association
Master Board Meeting
March 15, 2017**

Attendees: Roger Williams, Jean Mock, Brenda Rollins, Bonnie Russell, Ann Scofield, Becky Myers

Absent: Camie Osborne

The meeting was called to order at 6:30 pm at the KV Clubhouse.

Violation Hearings:

Dennis Zaferatos and his mother Billie – 139 Windsor Circle -- were present:

- Issue with trash containers visible from the street.
- Asked to place inside their fence or put a privacy screen around them.
- Received an extension of 30 days to submit an ARC request for approval to put screen up.

There were two other locations with trash can violation hearings: 152 Town Park, 160 Town Park. No one came for these.

Board voted to send letters to ones that did not come. Will give them 10 days to respond, then fines of \$100 /mo. This was approved.

Minutes from the January meeting and February Annual meeting were reviewed and approved. They will be posted on the KV and Priestley websites.

Finances: The financial reports were reviewed and will be posted on the website. Reserve account: will use funds for the paving of the clubhouse parking lot and the clogged drain.

- Clubhouse: off season – cleaned once a month; summer – cleaned once a week and pool service straightens up daily.

Management Report:

- Annual Plan – March sent out elections update
- Violations: 36 with 3 hearings this month. Board would like to know what type of violation. Becky will provide a Violations report to board each month.
- ARC requests: 179 North Fork: fence from back of house on side toward front. ARC Committee is meeting with her to review.

Committee Reports:

- Landscaping: contract renewal is April 1st.
Increase this year that includes items asked to add last year. New parcels have been added to common area as Kilbourne construction has been completed.
Accounting will change budget amount for contract landscaping to the \$49,000. The additional items will be moved from Miscellaneous Income.
Contract was approved and signed by President Williams.
- Clubhouse: Jean Mock, Chairperson

Will do a thorough check before pool opening
Be sure windows are locked after each rental.
Be sure chairs and trash can are away from the fences.

- Water fowl containment:

Coyote decoy and urine are being placed at the lake
Explosive cannon a possibility
Suggested to speak with Mick at Dragonfly for suggestions
Has a permit to oil the eggs in nest when found.

- Pool Furniture:

Pool Professionals has a new service mgr. with some proposals for pool furniture.
Need to form a pool committee.
Need to wait to see how much for parking lot repaving to determine how much money is available for new furniture. Check the inventory of what we have now.

Unfinished Business:

Roger announced that he has resigned from the Single Family board. He was appointed to fulfill Craig's position on the Master Board when Craig resigned and was elected President of the Master Board at their organizational meeting.

We received clarification from Jim Slaughter, Black Slaughter Black, that the members of the Master Association are the representatives from each sub association appointed by their members to represent them at Master Association Meetings. This is different from monthly Master Association Board meetings. Master Board members are elected at the annual meeting in February by the members of the Master Association (representatives from each sub-association). We now have Board members from the Single Family, Carriage Homes and the Condominiums/Quads.

Ann introduced Becky Myers from Priestly Mgmt. who will be taking over the management of Kinderton Village Master and Single Family. Ann is slowing down but will be available as needed.

Paving Project: Clubhouse

Combined parking lot paving with alley for cost savings.

Eric Moore is our project manager for the paving of both clubhouse and alleys – no bids yet

Landscaping

Borders on Oakwind is supposed to be 20' landscaped border beyond sidewalk to new developed area. Check with Trent to confirm this will be done. Now, not that wide.

New Business:

- Description of Common Areas: MB vs SF
Have maps showing areas added.
Median on Glenmore now SF
- Clogged drain line at Lakepoint:

Broken pipe at common area has created a sink hole. Blakley will have pipe scoped and shoot the drop angle to determine repairs. Grey Engineering is reviewing this for us but will be our responsibility. Could be a major expense.

- Code of Ethics: All Board members for Single and Master Association will sign and then post on website. The Code will be reviewed and signed each year as new Board members take office. MB signed and Ann will take to SF board for them to sign

It was voted and approved to move the Master Board meetings to 5:00 pm on the third Wednesday of each month.

Meeting was adjourned at 8:20 pm.

Submitted by Bonnie Russell, MB Secretary