

# Kinderton Village

## Master Board of Directors Meeting Minutes

May 17, 2012 – 6:30 p.m.

Kinderton Village Club House

Board Members Present: Norm Mitchell (President), Helen Kelly (Vice President), Susan Hicks (Secretary), Bob Gildea (Treasurer), and Pat Russell

- I. The meeting was called to order by Norm Mitchell at 6:30 p.m.
- II. The minutes of the previous Board meeting were approved with minor changes.
- III. Contractor Update

- A. Yard-Nique

- Brian Phillips outlined Kinderton's turf program and contract coverage.

- IV. Unfinished Business

- A. Security Cameras

- The Board received several bids for security cameras. The bids range in price from \$16,850 to \$25,896. The Board learned that the security cameras themselves may be stolen because there is no way to secure them. In addition, these cameras may or may not be able to capture license plate numbers.

- The Board is very concerned with the safety of our community and will look at other options presented by the Neighborhood Watch Committee. However, due to the danger of theft, high cost, and questionable reliability, the Board will table this issue until next year.

- B. Main Entrance Sign

- After annexation, signs must be approved by the Town of Bermuda Run. The Board will table this issue until the July meeting.

- C. Club House Basketball Goal

- Pat Russell was able to locate and install a shatterproof backboard for \$197.

- D. Field Maintenance (North Forke and Rosewalk)

- Premiere Lawn Service has completed the field maintenance at a cost of \$5,850. This price included: removing trash and rocks, bush hogging, leveling the field, and seeding bare areas.

- E. Kiosk Brochure Holders

- Shannon Walton (CAS) has ordered 30 brochure holders for the mail kiosks. The old, faded holders will be replaced. Brochure holders will be added to the sides of the mail kiosk that have mail slots.

- V. New Business

A. April 2012 Financial Report

Financial overview was presented by Bob Gildea.

B. 2012 Master Board Budget (Post 7/1/12 Annexation)

Various budget scenarios were discussed. Discussions will continue at a special Board meeting.

C. Decorative Light Fee

Duke Energy charges a fee for Kinderton's decorative street lights. The fee ranges in price from \$3.70 to \$10.69 per light per month.

D. Condo Lights and Parkview Kiosk Lights

Shannon Walton was not present at this meeting. No update.

E. Mowing around the Lake

Yard-Nique will provide an estimate for mowing around the lake.

F. Meeting with Bermuda Run Town Manager

A meeting has been scheduled with Lee Rollins, Bermuda Run Town Manager, for June 11, 2012.

G. Property Manager

The Board voted to seek a new property manager.

VIII. The meeting adjourned at 9:30 p.m.

Board Decisions Made via Email:

- The Master Board voted unanimously to work in conjunction with the Single Family Board in seeking a new property manager.
- Talk with a CPA to determine if an audit is warranted before transition to a new management company:

Norm Mitchell:	Yes
Helen Kelly:	Yes
Pat Russell:	Yes
Susan Hicks:	Yes
Bob Gildea:	No

- Hire a CPA to conduct an audit of 2010, 2011 and January-June 2012 financial records:

Norm Mitchell:	Yes
Helen Kelly:	Yes
Pat Russell:	Yes
Susan Hicks:	Yes
Bob Gildea:	Vote Withheld

Susan Hicks  

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Susan Hicks, Secretary