

# Kinderton Village Master Board

Meeting Minutes 8/31/10

When: August 31, 2010

Where: Saratoga Steak House

Subject: Executive Session Board Meeting

Attendees: Bob Gildea – Quads/Condos

Trent Adams – Developer

Bruce Welch – Single Family

Shannon Ragan – C.A.S

Call to order at 6:17 PM

- Treasurer Report
  - The Master Association is presently (\$2830.70) over budget. Bruce Welch is going to go through the financial statements to determine the cause of the deficit.
- Managers Report (CAS)
  - Mailbox Inspections – Shannon did an inspection of each mailbox kiosk with the mailbox company and the handyman. A collective list of everything that needs to be repaired for each kiosk was recorded. The repairs are in progress and should be completed by 9/15/10. It was also noted that some of the kiosk need painting and/or power washing. This will be scheduled after the repairs are completed.
  - Speed Trailer along Kinderton roadways – Both the police department and the highway patrol were contacted about placing a speed trailer along the main roads and both informed us that they could not do it because the roads are private.
  - Lake Extensions – The “as built” plans indicate that the lake extensions were built as temporary sediment basins. The next step is to contact the state to find out how to proceed with opening them up. It was decided to table this until spring.
- Basketball Court in the pool area
  - The basketball goal is being installed the week of 9/6/10.
- Sidewalk Issues
  - Bruce Welch updated the board that work is continuing.

- Pool Renovation and Repairs

- The typical life expectancy of a pool finish is 7 – 10 years and the Kinderton pool is now 8 years old going on 9 so it is in need of some repair. There have also been some changes in the North Carolina laws regarding pools and the fences around them that have changed since the Kinderton Pool was installed and must be updated to come into compliance.
- There has been a considerable amount of work done by CAS, the master board and the pool committee over the last several months gathering quotations, getting up to speed on North Carolina pool codes and learning about pool systems in general. After reviewing and discussing all the different options the master board has decided to choose Pool Professionals to perform the work on the Kinderton Village pool. They have quoted to do the following work:

1) Pool Surface Preparation -	\$ 8,538.00
2) Resurface Pool – Quartz Finish -	\$20,395.00
3) Ameristar Classic Fence	\$20,830.00
• Montage Plus 6' feet tall	
4) Salt Chlorine Generator	\$ 8,700.00
<b><i>Sub Total =</i></b>	<b><i>\$61,765.00</i></b>
Less 5% Discount	<u>\$ 3,088.25</u>
<b>Total</b>	<b><i>\$58,676.75</i></b>

- Sean Hare, Branch Manager, Pool Professionals attend the meeting to review the contracts with the master board. There was a considerable amount of discussion concerning the contracts and the master board requested that several of the contracts be re-written to include more clarification. Mr. Hare agreed to modify the contracts and return them to the board the week of 9/6/10. Mr. Hare also offered to show the board examples of his company's work at other pools in the Greensboro area and Bruce Welch and Bob Gildea are scheduled to visit those pools on 9/7/10.
- Contingent to the acceptable modification of the contracts and the approval of previous work performed the contracts will be approved by the master board no later than 9/17/10.

- Widening of Alley Ways
  - Bruce Welch raised the issue of widening the alleyways in the single-family sub-association and that the SF board believes it is an expense the master board and/or AEA should absorb. Bob Gildea stated that under the Kinderton Village Covenants that the alleyways were the sole responsibility of the Single Family sub-association. Trent Adams agreed that they were not the responsibility of the master association. Bob Gildea motioned to drop the topic and Trent Adams seconded. Mr. Bruce Welch indicated that he would bring the topic back to the SF board.
- Unfinished Business
  - Because the length of the discussion concerning the pool renovations and repairs the following items were on the agenda to be discussed but were not covered because of time restraints and will be moved to the next meeting.
    - 1) Who is going to maintain the common areas in the new area?
    - 2) Proposed KV community service initiative – “Adopt-A-Kiosk”
    - 3) Landscape Maintenance Contracts – Who is responsible for what?
    - 4) Management Contract?
    - 5) Security system in the Clubhouse/Pool Area?

Adjourn at 8:45 PM

Next Meeting – TBD will be decided on by 9/30/10