

Kinderton Village Master Board

Meeting Minutes 6/29/10

When: June 29, 2010

Where: Saratoga Steak House

Subject: Second Quarter Master Board Meeting

Attendees: Bob Gildea – Quads/Condos

Trent Adams – Developer

Bruce Welch – Single Family

Nancy Shelton – Townhomes

Laura Head - Townhomes

Shannon Ragan – C.A.S

Call to order at 6:10 PM

- Treasurer Report
 - No Treasurers report. Bruce Welch is waiting for the actual results from 2Q10.
- Lake Maintenance
 - Shannon Ragan met with representatives of the Davie County Soil and Water department to determine if the two “swamp” areas/collection areas could be modified. They stated that we must reference the “as built plans” for the community and if the collection areas were just to be used for sediment during construction there should be no problem combining these areas with the lake. If the plans state something different it may be necessary to get permission from the state to modify these areas which would make it much more difficult. Shannon took on the action item of locating the “as built plans”.
- Reserve Study
 - Shannon presented several proposals from different companies that perform reserve studies for communities similar to Kinderton Village. Bob Gildea made a motion to table this topic until the annexation question is answered. Bruce Welch seconded and it passed unanimously.
- Basketball Court in the pool area
 - Since the vote on the Kinderton Village communication site did not get enough responses to make it statistically relevant other options were discussed. The board took into account that several residents have been found in violation of the by-laws by leaving basketball goals in their driveways overnight and was it fair to fine these residents if there was no other alternative to play basketball in the neighborhood? Trent Adams proposed a compromise solution. His company, AEA, would install a

semi-permanent basketball goal at the far end of the parking lot. If this basketball goal gets enough interest and play the plan of AEA building a half court basketball court will be revisited. Trent has committed to have this completed by 8/15/10. Trent Adams proposed we approve this plan, Bob Gildea seconded it passed unanimously.

- Sidewalk Issues
 - Bruce Welch updated the board that work has begun.
- Speed Bumps
 - The subject of speed bumps was raised again. Bob Gildea proposed we table this item until the annexation question is answered. Bruce Welch seconded it passed unanimously.
- New Fence around the pool and security cameras
 - The subject of the many problems we have had at the pool this year was discussed. It was agreed upon that the fence we presently have is not sufficient and there is a need for a security system. Shannon Ragan is going to get three competitive bids for a new fence. Bruce Welch has already gotten quotes for a security system. These items are not included in the 2010 budget and it will be necessary to vote on these expenditures in the future.
- Air Conditioning in the clubhouse
 - The air conditioning system in the clubhouse failed in the middle of June because of lack of maintenance. The filters were clogged and hadn't been cleaned in years. We were lucky that it didn't start a fire and burn the structure to the ground! A special thanks to Bruce Welch for resolving this issue in a timely manner by getting a HVAC company to replace the unit. He also arranged for a maintenance contract with Webb HVAC to maintain the system so this does not happen again.
- Architecture Review Committee (ARC)
 - Bob Gildea raised a concern that the ARC only supported the single-family sub-association. He suggested that in order to maintain a consistent set of rules throughout Kinderton Village the ARC should support the master board and review all three sub-associations. Bob Gildea motioned that the ARC should come under the responsibility of the master board and be responsible for reviewing all of Kinderton Village. Trent Adams seconded and it passed unanimously.
- Pool/Clubhouse Committee
 - Bruce Welch announced the re-formation of a pool/clubhouse committee. We are pleased to announce that Debra Martin, a professional interior designer, has volunteered her time and knowledge to help with ideas to upgrade the interior decoration of the clubhouse. Also, Bill Bradley has

volunteered his time and knowledge to help improve the condition of the pool. Bill has experience working with the pools at both the Clemmons YMCA and Tanglewood. We look forward to their inputs.

- Completed Items
 - The Gazebos on the Greenway were repaired.
 - Pine Straw was spread throughout the master areas.
 - The sand volleyball court was built in the pool area.
 - A new pool contract was negotiated with Pool Professionals.
 - A new air conditioning system was installed in the clubhouse.
 - The banks on the lake were mowed closely and the debris was removed as requested by residents on “Speak Up”.
 - Work has begun on repairing the sidewalks in the village as requested by residents on “Speak Up”.
 - A new Pool/Clubhouse committee has been re-formed.
 - The condominium buildings were power washed, several other exterior maintenance items were performed to improve their appearance and the landscaping was improved. These are all items that should and will be done in a timely manner, but once again they were brought to the boards attention via “Speak Up”.

- Next Meeting
 - It was agreed upon that we would meet quarterly at a minimum and more frequently if Village business requires. The next regular meeting will be scheduled for September. The exact date will be agreed upon in early September, individual schedules permitting.

Meeting Adjourned: 7:45 PM