

Kinderton Village Master Board

Meeting Minutes 3/16/10

When: March 16, 2010

Where: Saratoga Steak House

Subject: First Quarter Master Board Meeting

Attendees: Bob Gildea – Quads/Condos

Trent Adams – Developer

Bruce Welch – Single Family

Shannon Ragan – C.A.S

Call to order at 6:10 PM

- Treasurer Report
 - In response to a question at the annual meeting in February management is moving pond maintenance from G/L code 6010 (grounds – other) to G/L code 6400 (Lake Maintenance).
 - In response to a question at the annual meeting in February management (CAS) is still looking into charges for trash removal that were charged to the clubhouse. If they are found to be incorrect they will be moved to the proper account.
- Insurance Program
 - Shannon Ragan proposed to the board opening up our insurance policy for competitive bid. Shannon informed us that she could get us the same policy with better management at a 15% savings. Our new policy would have automatic renewal and remove the risk that it could lapse. Bob Gildea proposed to put it to a vote, Trent Adams seconded it and it was unanimously voted upon to open it up for 3 competitive bids.
- Mail Kiosk
 - In response to a question at the annual meeting in February the subject of financial responsibility of the mail Kiosk's maintenance was addressed. It was suggested that since several of the mail Kiosk's were shared by different sub-associations, and used for U.S. mail delivery, that the Kiosk's should be under the control of the Master Association and the Master Association would be financially responsible for the maintenance of the buildings only. Bob Gildea proposed a vote of approval for this change, seconded by Trent Adams and unanimously approved.
- Basketball Court in the pool area
 - The pros and cons of having a basketball court in the pool area were discussed at length. The suggestion was made to place the issue on the Kinderton Village communication site for a vote among residents. Bob Gildea proposed that the issue be tabled until we get the results of the

resident vote, Bruce Welch seconded it and it was unanimously voted upon to table until the results of the vote were available.

- A Sand Volleyball Court in the pool area
 - The pros and cons of having a Volley Ball court in the pool area were discussed at length. The suggestion was made to place the issue on the Kinderton Village communication site for a vote among residents. Bob Gildea proposed that the issue be tabled until we get the results of the resident vote, Bruce Welch seconded it and it was unanimously voted upon to table until the results of the vote were available.
- Irrigation Evaluation
 - We don't know what we have for irrigation and we don't know if what we have works. It was proposed that we have our landscaping contractor evaluate what we have and make suggestions on what we need to do. Approximate cost is \$75. Bob Gildea proposed that we do it, seconded by Trent Adams and unanimously approved.
- Pine Straw
 - Should pine straw be spread in the common areas this spring? This expense is covered in the budget. Bob Gildea proposed to request it be done the week of 3/29/10, seconded by Trent Adams, unanimously approved. Shannon Ragan to contact Budd Group.
- Pool Contract Proposal
 - Shannon Ragan proposed opening up the pool maintenance contract to 3 competitive bids that would include cleaning the clubhouse and bathrooms. Bob Gildea proposed a vote to approve, seconded by Bruce Welch and unanimously approved.
- Sidewalk Issues
 - Bruce Welch is going to get with Trent Adams to get a "team" together to evaluate the areas of the sidewalks that need attention. The "team" will then evaluate the sidewalks in the neighborhood and mark the areas that need attention. Trent will then contact a concrete vendor to give us a quote to repair the areas and report back to the board.
- Speed Bumps
 - Shannon Ragan is going to get a quote from a civil engineering firm to perform a traffic study and recommend where to put speed bumps and what type of speed bumps are best for Kinderton Village.
- Trees in the common area on Parkview
 - Bruce Welch raised a concern from a resident that the builder did not plant any trees in the new development on Parkview? Trent Adams will contact

the developer, Mattamy, and inquire on their plans to landscape this area and report back to the board.

- Master Board representation from the townhouses
 - There seems to be some confusion on who is the master board representative from the townhouse sub –association. Shannon Ragan will contact Wendy Gallimore, townhouse property manager, for clarification.
- Dog Waste
 - Since dog waste has been a popular topic on the Kinderton Village “SpeakUp” forum it was addressed. It was once again agreed upon that it is not the responsibility of the board to “police” this issue. The boards stance is: “If a resident of Kinderton Village observes another resident violating the covenants by allowing their dog out into common areas without a leash or by not cleaning up their dogs waste, they should respectfully inform the resident of their violation. If they are not comfortable approaching the resident they should gather as much information as possible of the violation and report it to our management company, CAS”.
- Master Board Officers Elections
 - Since the single-family sub-association held elections for new representatives in February, the Master Board elected new positions. The results were:

President – Trent Adams – Developer
Treasurer – Bruce Welch – Single Family Sub- Association
Secretary – Bob Gildea – Quads/Condos Sub-Association
- 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 June. The exact date will be agreed upon in early June, individual schedules permitting.

Meeting Adjourned: 8:15 PM