

**(THIS IS A DRAFT OF MEETING MINUTES - OFFICAL APPROVAL OF THESE  
MINUTES WILL NOT OCCUR UNTIL THE 2011 ANNUAL MEETING)**

**Kinderton Village Master Annual HOA Meeting**

February 23, 2010 - Hillsdale Bapt. Church

Meeting began at approx. 8:30 p.m.

Chair, Trent Adams opened the meeting by introducing the attending Board members, Trent Adams, Bob Gildea & Pat Russell. Also, property manager Shannon Ragan.

First: There was a review of the current Financial Report presented by Pat. Two items discussed on the report was a question of the "irrigation costs distribution" among the sub-asociations. It appears that the Master is responsible for this except for the Quad area. Next the electricity charge for the mail kiosk at Parkview and Town Park. Is this expense shared with SFH & Condos? Does't appear that condos share in this expense.

Second, Question of whether the Phase Three, twin homes would be a part of the SFH sub-association or the Condos/Quads sub-association. Neither, this will be an added sub-association.

Third: Under old business, a presentation of the Master visions and plans of action for 2010 was announced. These included several items already in process and general Master Board business such as contracts with vendors, repairs needed in the village and general upkeep of village properties.

Fourth: Questions concerning a basketball goal in parking lot at the clubhouse and a possible volleyball court. Subjects will be on the next Master Board agenda.

Fifth: A discussion about support of the ARC Comm. in reviewing violation reports by incorporating the use of board member to inspect the reports before letters are sent to homeowners. This will also be on the agenda at the next Master Board meeting.

Sixth: A discussion concerning "School Bus" stops within Kinderton Village with several homeowners voicing negatives to the current noise issue and the required distance some young people have to walk to make the pickup points. Board members and residents to work with school transportation officials to attempt a resolution.

Seventh: Question was asked,"what's being done about back dues." The delinquency rate has been reduced by more than 50% from last year. Now at \$8,000. A suggestion was made "why not print the names of delinquents."

Board will review at next meeting.

Not included at the meeting but should be in the minutes, not for discussion, is the report of the clubhouse revenue and usage for 2009.

Clubhouse use 2009.....48 residential rentals @ \$25 = \$1,200	
Expenses from Clubhouse Acct. ....	27
Total revenue to Clubhouse Acct. ....	\$1,173

Community Service usage ..... 12

Meeting ajourned at 9:25 p.m.

Respectfully submitted  
F. Patrick Russell, acting secretary

