

Kinderton Village

Master Board of Directors Meeting Minutes October 18, 2012 – 6:30 p.m. Kinderton Village Club House

Board Members Present: Helen Kelly (Vice President), Pat Russell and Susan Hicks (Secretary)

Board Members Absent: Norman Mitchell (President) and Bob Gildea (Treasurer)

I. The meeting was called to order by Helen Kelly at 6:40 p.m.

II. Minutes of the previous Board meeting were approved.

III. Unfinished Business

A. Reserve Study

Wendy Gallimore is meeting with an engineer from Reserve Advisors on October 30 to review and inspect the property. The study normally takes about 4 weeks to complete following the on-site inspection.

B. Main Entrance Sign

Davis Sign has submitted a bid.

C. Pool Professionals

Pool Professionals will be invited to the November Master Board meeting (11/15/12) to discuss the 2013 contract and the use of a pool attendant for next season.

D. Lake Mowing

Yard-Nique has completed mowing around the lake. Any trees not removed initially will be removed. Payment will not be made until the trees are removed.

E. I-40 Tunnel Area

Yard-Nique will stake the tree and replace the dead shrub.

There is a 1-year guarantee on all the shrubs planted at the tunnel. GMA will ask Yard-Nique to replace the dead shrubs.

F. Kiosk Maintenance

Town of Bermuda Run has started maintenance of the mail kiosks: repairing and replacing lights, cleaning and painting as needed, and repair of the brick on Lake Pointe. Several parcel boxes are also in need of maintenance. Wendy will contact Eagle Mailbox Systems to make the repairs. Maintenance of the parcel boxes should be complete within two weeks.

G. Irrigation Control Box Maintenance

The maintenance person from the Town of Bermuda Run recommends that we leave the meter box as is because the entire meter and assembly would have to be removed and a backhoe brought in to dig it out and fill in enough to raise the unit.

H. Trampoline

Homeowner will be asked to submit an ARC request for the trampoline.

I. Neighborhood Watch Signs

Wendy is attempting to get neighborhood watch signs from the Davie County Sheriff's Office.

J. Neighborhood Landscaping

1. Tree Stump Removal at Club House: Pat Russell will organize the tree stump removal at the Club House. Helen Kelly will select the replacement crape myrtle tree.
2. Seed/Straw Club House Field: Helen Kelly will contact Premiere Landscaping concerning the seed/straw application of the Club House field.
3. Add Pine Needles to Tree Rings: Yard-Nique recommends applying pine needles in December or January.
4. Maintenance of Tree Line between Condo and Single Family Homes (between Parkview and Lakeside Crossing): CAS has been notified regarding this maintenance. Some initial trimming may have been done, but the sight line is still blocked when coming from the alley into the Condo parking lot.
5. Yard-Nique: Yard-Nique still needs to plug, seed and fertilize the lake area and the main entrance along Glen Arbor.

K. Lot Maintenance

The status of violation letters was discussed.

L. Club House Maintenance

Wendy will contact a plumber to relocate the water shut-off valves from the attic to the pump room. The plumber will also repair the leaky pool showers.

M. Lake Silt Ponds/Reservoirs

The Board would like to find out the developer's original plans for the lake. Wendy will review the plat filed by AEA at the Davie County Clerk's Office. Wendy will also contact the Department of Environment and Natural Resources to see what is required for making changes.

N. Pool Cards

Wendy will investigate how to activate/deactivate pool cards via the internet.

IV. New Business

A. September 2012 Financial Report

The financial report was reviewed and approved.

B. Preliminary 2013 Budget

Discussion was postponed until November so that Bob Gildea can be in attendance.

C. Audit

Jack Pentz, CPA, completed the Master Board audit. The audit timeframe covered January 1, 2010 through June 30, 2012. Mr. Pentz determined that the financial statements reviewed fairly represent the Master Board's financial position.

D. Code of Ethics

The Board voted to adopt and abide by a code of ethics (Norman Mitchell voted via proxy).

E. Brush and Limb Pick-Up

The town of Bermuda Run will pick up brush and limbs throughout the neighborhood on 11/5.

F. 2013 Options for Canada Geese

Wendy will investigate other options for elimination of the Canada Geese.

G. Questions for HOA Attorney

The Board will compile a list of questions for our HOA attorney.

H. Winterize Irrigation Systems

Yard-Nique will be asked to winterize the irrigation systems.

I. North Forke Bank

Helen Kelly has identified several ground cover options for the North Forke bank. Pat Russell will measure the bank to determine square footage.

VI. The meeting adjourned at 8:40 p.m.

Susan Hicks
Susan Hicks, Secretary