

Kinderton Village

Master Board of Directors Meeting Minutes

November 15, 2012 – 6:30 p.m.

Kinderton Village Club House

Board Members Present: Norm Mitchell (President), Helen Kelly (Vice President), Bob Gildea (Treasurer), Pat Russell, Wendy Gallimore (HOA Manager – Gallimore Management Asso.)

The meeting was called to order at 6:35 by Norm Mitchell. He then introduced Karen Montgomery of Pool Professionals.

Karen gave the Board copies of the proposed new contract along with two addendums and a proposal to relocate the salt system.

- The contract is the same as last year. She stated that the only difference is the contract is for 2 years at the same price.
- The cost of a pool attendant for 40 hours/week is \$7,500.
- The first addendum shows opening the pool Saturday, May 18, 2013 and closing it Sunday, September 8, 2013 **with** a pool attendant on duty 40 hours/week. The additional cost would be \$765.00. (The pool attendant will be a responsible adult (not a kid) and will check people into the pool area, make sure no one brings glass into the area and that trash is cleaned up.)
- The second addendum is to open the pool May 18 and close it September 8 with **no** pool attendant on duty. The additional cost would be \$715.00.
- She also presented the Board with a proposal to move the salt system to a spot in the plumbing where a throttle valve can be installed to increase the flow of water through the salt system at a cost of \$470.00.

There was some discussion about the condition of the pool area last year: the furniture did not appear to have been washed, the same for the shower area (Susan Hicks cleaned up the mold/algae). Karen said she checks about once a week and stated the furniture had been powerwashed and that if we have complaints, she would like to be contacted. Pool Professionals contracts out powerwashing; she will be sure the furniture and shower are done this year. She then left and we proceeded with our meeting.

The minutes of the October meeting were approved as submitted.

Reserve Study: The study will be published on the KV website.

Main Entrance Sign: Wendy brought 2 more proposals for signs from Davis Sign Company and AdSign. Both these companies proposed routing and painting Kinderton in black. The Board voted to accept the proposal of Davis Sign. Wendy will work with them to make sure the height will not exceed 6' to stay within the requirements of the Town of Bermuda Run.

Lake Mowing: Wendy stated that Yard-nique said they are finished for the year. The Board discussed getting proposals from other landscapers to replace Yard-nique.

I-40 Tunnel Plants: The holly tree has been replanted. Dead shrubs need to be replaced.

Kiosk Management: One of the kiosks needs fixing: the base that the mailboxes sits on is bowed. Wendy's handyman will fix this.

Neighborhood Watch Signs: Wendy's husband will try to help us with this. If his efforts don't pay off, we will order them online. The cost is minimal; about \$24 each and we need two.

Neighborhood Landscaping: Pat Russell removed the tree stump at the club house and Helen Kelly bought a Crape Myrtle (bright pink) and had it planted. Also, the dead tree on Parkview was removed and a "dwarf" (attains a height of 25' with a spread of 18') Zelkovia replaced it. The tree line between the condo's and SF homes has been started. More work needs to be done.

Lot Maintenance:

Where mildew is concerned, one resident stated he has washed his house twice and it still isn't satisfactory. Wendy stated residents have taken care of most of the violations.

10-day invoices: one resident (SF) still owes dues.

10-day letters: As of September 2, 157 Rosewalk has not cooperated.

118 Parkview is okay; 173 Bridgewater ?; 155 Towne Park – The MB met with the owner of the trailer that parks in the driveway and the owner brought a letter from the former MB with the agreement he reached with them. Tonight the MB voted to honor that letter.

Club House: Relocation of the water shut-off valves will be done by the 1st week of December.

Plat Maps for Lake Silt Ponds/Reservoirs: Wendy

Pool Cards: It is best to let the company who installed the system continue to activate/deactivate them.

Options to Eliminate Canada Geese: (if swan decoys don't work)

Code of Ethics: Everyone has signed the CAI recommended Code of Ethics.

Questions for HOA Attorney: No one had anything to add nor did anyone question anything. There was a unanimous vote to send these to the attorney.

2013 Budget: Bob presented Rev. 3 of the proposed budget and noted the most recent changes. Helen Kelly read a list of suggested additions and changes:

- Add line items for **Attorney Fees** (\$1,500) and an annual audit (\$1,200).
- Also add money to **8260 Pool Operation and Management** to cover pool attendant.
- Under **Grounds Management** adjust the **Landscape Contract** to \$30,000 (\$2,500/month) and adjust **Grounds Other** to \$15,000 to cover pine needles twice per year.
- Under **Utilities** reduce **Water Irrigation** to \$2,000 since SF will pay irrigation for SF common areas. (Presently the cost is \$24 a month per meter.)

A number of needed site improvements were noted:

- pressure wash Club House, sidewalks and pool area;
- paint Club House doors and trim;
- paint Club House floors in bathrooms and hallway;
- replace torn non-slip mats in Club House;
- replace broken table in Club Room; purchase additional chairs for Club Room;
- replace broken pool furniture;
- Club House landscaping;
- add stop signs at North Field Drive and Bridgewater and at Old Towne and Bridgewater;
- add street signs at North Field Drive and Bridgewater, etc.;
- replace faded stop signs; paint faded stop sign posts;
- repair leaning street signs; repair leaning light poles (see if Duke Energy will do this);
- paint faded light poles (will Duke Energy do this?)

Discussion: Unsightly plants at the Club House can be replaced in the spring or next fall. Wendy will check to see if Duke Energy will take care of the light poles.

It should be noted that street signs and stop signs are now the responsibility of the Town of Bermuda Run to maintain and replace. The board asked management to contact the town regarding the signs that need to be added, repaired or replaced.

NEW BUSINESS:

After a brief discussion, the MB voted to renew our contract with Pool Professionals including the extended opening and closing dates and hiring a pool attendant.

A review of resident comments from the September open meeting was tabled as the meeting was running long.

Wendy will find out what percentage of residents rent in KV.

Norm stated that erosion is still a problem behind his house; the rocks are sliding/rolling down the hill and the soil is washing out.

ARC: There is a question as to who can develop guidelines; is it the MB?

The December board meeting will be December 13.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,
Helen Kelly, Vice President
Acting Secretary