

Kinderton Village

Master Board of Directors Meeting Minutes December 13, 2012 – 6:30 p.m. Kinderton Village Club House

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

Board Members Absent: Norman Mitchell (President)

I. The meeting was called to order by Helen Kelly at 6:32 p.m.

II. Minutes of the previous Board meeting were approved.

III. Unfinished Business

A. Reserve Study

Reserve Advisors has submitted their report to the Master Board. The report outlines a 30-year reserve funding plan which covers maintenance of the Club House, pool, pool parking lot, storm water management ponds, etc.

For 2013, the Reserve Study suggests that asphalt pavement of the Club House parking lot be repaired. This includes crack repair, patch and seal coat. The pavement is nine years old and is in good to fair overall condition. However, pavement cracks and deterioration have been noted. The Board will ask Wendy to seek three bids for this work. We will request two prices from each contractor: 1) price which includes striping the parking lot and 2) price which excludes striping the parking lot.

The Board continues to review this document.

B. Main Entrance Sign

Board approved the bid from Davis Sign Company at a cost of approximately \$7,800. Wendy thinks she may be able to get the masonry work completed for a lower price; she is currently seeking bids.

Instead of the using metal tops on the sign columns (as shown in Davis Sign's drawing), the Board requests that Wendy determine the price of using decorative brick design on top of the columns. A decorative brick top would match the surrounding columns.

Wendy is currently working with the Town of Bermuda Run regarding the height of the sign.

C. I-40 Tunnel Area

Yard-Nique has not replaced the dead shrubs. Note: the shrubs came with a 1-year guarantee so there will be no charge for replacement.

D. Kiosk Parcel Box Maintenance

Eagle Mailbox is working to repair parcel boxes. A parcel box at the Quads is also in need of repair.

E. Neighborhood Watch Signs

We have been unable to get Neighborhood Watch signs from the Davie County Sheriff's Office. The Board will ask Wendy to purchase two signs; one sign will be placed at each entrance.

F. Maintenance of Tree Line Between Condo and Single Family

Junipers that had been blocking line-of-sight have been removed. Lower-growing plants have been installed by the Condo HOA.

G. Lot Maintenance

The Board discussed current issues.

H. Club House

New plumbing lines have been installed, and the shower cut-offs were relocated to the pump room. The water lines have been drained, and the showers have been shut off for the winter. The pool shower heads have been repaired and replaced.

I. Lake Silt Ponds/Reservoirs

Wendy talked with the Department of Environment and Natural Resources (DENR) regarding the silt ponds built into the lake. DENR indicates that the silt ponds may be removed, if the HOA desires. One cost-effective way to remove the silt ponds is to remove gravel from the "dam" area and let the natural flow of the water erode the dam. There are companies that will inspect the lake and make a recommendation on maintenance and remediation of the silt ponds. The Board will ask Wendy to seek recommendations and pricing for remediation.

The Board requests that Wendy get the DENR opinion in writing, stating that it is environmentally friendly to remove the silt ponds.

After reviewing the plat maps, Wendy has determined that there is no requirement for the developer to remove the silt ponds.

J. Canada Goose Options

The Board will ask Wendy to contact Goose-Masters (Franklinville, NC), a company that uses specially-trained border collies to relocate geese, for an estimate.

K. HOA Attorney's Response to Master Board Questions

Board is reviewing the attorney's responses to our questions.

At the attorney's recommendation, the Board would like to create a Kinderton Fine Violation System. The Board has approved up to \$500 for this expense. Wendy will be asked to contact the attorney.

L. Site Improvements

Wendy has contacted the Town of Bermuda Run about the following improvements:

- Add stop signs (corner of North Field Drive and Bridgewater; intersection of Old Towne and Bridgewater, etc.)
- Add street signs (corner of North Field Drive and Bridgewater, etc.)
- Replace faded stop signs
- Paint faded stop sign posts
- Repair leaning street signs
- Repair leaning light poles (will Duke Energy do this?)
- Paint faded light poles (will Duke Energy do this?)

Upon Board's direction, the maintenance company can complete these items:

- Pressure wash the Club House, sidewalks, pool area
- Paint Club House doors, trim, Pump Room doors
- Paint Club House floor (bathrooms, hallway)

Upon Board's direction, Wendy will order the following:

- Replace torn non-slip mats in Club House
- Replace broken table in Club Room
- Purchase additional chairs for Club Room
- Replace broken pool furniture

M. 2013 Landscaper

Wendy will identify three companies to bid for the 2013 contract for the Master Association. Wendy will check with the Single Family HOA to see if they want to get landscaper bids. The Master Board will review the RFP at the January meeting.

N. KV Rentals

Wendy has determined that 19% of all Kinderton residences are rental properties. The breakdown by HOA is as follows:

	<i>Rentals</i>	<i>Total Units</i>	<i>%</i>
Quads/Condos	34	83	41%
Townhomes	2	8	25%
Single Family	42	303	14%
Carriage Homes	0	8	0

O. Hill Erosion behind Lake Point Drive

Yard-Nique will add sod (at no cost) and tamp down the area that has washed out. The homeowner has agreed to water the sod.

IV. New Business

A. November 2012 Financial Report

The financial report was reviewed and approved.

B. 2013 Budget

After a few final updates, Wendy will mail the budget to all KV homeowners.

C. Open Meeting Follow-Up

Due to time constraints, this item was tabled until the January meeting.

D. Long-Term Planning

The Board is reviewing the Reserve Study to determine the impact on long-term planning.

E. 2013 Annual Meeting

The 2013 annual meeting will be held on Thursday, February 28. Pat will contact Hillsdale Baptist Church to reserve the meeting space.

VI. The meeting adjourned at 8:25 p.m.

Email Vote

The Board voted to purchase a 100' hose and an 8' fiberglass ladder for the Club House for a total cost of \$196.

Susan Hicks
Susan Hicks, Secretary