

Kinderton Village

Master Board of Directors Meeting Minutes September 20, 2012 – 6:30 p.m. Kinderton Village Club House

Board Members Present: Norm Mitchell (President), Helen Kelly (Vice President), Robert Gildea (Treasurer), Susan Hicks (Secretary), and Wendy Gallimore (Gallimore Management Associates)

Residents of all Kinderton Sub-Associations were invited to attend an open Master Board on 9/20/12 at 6:30 p.m. The Board was seeking input on what is working in our neighborhood and what is not. Residents were also asked for their ideas about a long-term vision for our community. A summary of the attendees' comments is attached.

I. The executive meeting was called to order by Norm Mitchell at 8:10 p.m.

II. Minutes of the previous Board meeting were approved.

III. Unfinished Business

A. Kinderton Village Vision

The Master Board would like to make aesthetic improvements to the neighborhood along with better utilization of the common areas. The goal is to have the plans completed for the 2013 Annual Meeting so that residents can vote for their favorite options. Before the design companies can proceed, they need to know 1) the budget and 2) the date for 2013 annual meeting. As indicated below, a Reserve Study is being conducted to address the budget question. The 2013 annual meeting is tentatively set for Thursday, January 31, 2013. The Board voted unanimously to table work on these plans until the reserve study is complete.

B. Reserve Study

After reviewing bids from three companies, The Master Board voted unanimously to hire Reserve Advisors to complete a reserve study. The cost is \$2,950.

C. HOA Attorney

The Board voted unanimously to hire Rossabi, Black Slaughter (RSB) as our KV attorney. RSB specializes in HOA law and is located in Greensboro. The law firm will be used on an as-needed basis.

D. Main Entrance Sign

We are awaiting bids from two more companies.

E. Pool

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.

F. Lake Mowing

Yard-Nique has completed mowing around the lake. The cost was \$3,000. Any trees not removed initially will be removed. Payment will not be made until the trees are removed.

G. DR Horton

This builder cut down a tree immediately next to the driveway of a new home. Article VI, Section 2 (bb) of the Covenants states that “trees may be removed, where necessary, for the construction of driveways.”

H. I-40 Tunnel Area

Wendy will contact Yard-Nique to ensure that the dead shrubs are replaced and that the holly tree is re-planted.

I. Kiosk Maintenance

Wendy will meet with a representative from the Town of Bermuda Run to identify all maintenance issues with the mail kiosks. The Town now covers the cost of maintaining the kiosks.

J. Irrigation Control Box Maintenance

In addition to the irrigation control boxes at the Lakepoint common area, the control boxes at the Club House also need to be raised.

K. Trampoline

A second letter will be sent concerning the trampoline.

L. Neighborhood Watch Signs

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

IV. New Business

A. August 2012 Financial Report

- Kiosk maintenance repairs of \$491.35 were made prior to the 7/1/12 annexation. Going forward, the Town of Bermuda Run will cover kiosk maintenance.
- Payments to Yard-Nique have been corrected.
- CAS charged the Master Board for Single Family coupon books. Wendy has transferred funds from Single Family to Master Board to correct the error.
- Wendy has secured a refund of \$2,760 for overpayment of insurance premiums by CAS.

B. Preliminary 2013 Budget

Bob Gildea presented a preliminary 2013 budget. Discussion will continue at the October Master Board meeting.

C. Neighborhood Landscaping

1. Club House: Wendy will seek pricing for having a tree stump removed.
2. Club House: Wendy will contact Premiere Lawn Services so they can complete work (seeding and straw) on the field next to the Club House.
3. Common Areas: Wendy will contact the Town Manager to see if Bermuda Run is responsible for adding pine needles to the common areas. If not, KV will refresh the pine needles around the tree rings.

D. Lot Maintenance

Wendy presented a status on violation letters.

E. Club House

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 leaking showers at the pool.

F. 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.

G. Pool Cards

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

H. Renting Population

Wendy will review homeowner documents in order to determine the percentage of Kinderton renters.

VI. The meeting adjourned at 9:45 p.m.

Susan Hicks

Susan Hicks, Secretary

Comments from Open Master Board Meeting

September 20, 2012 – 6:30 p.m.

<i>Resident</i>	<i>Comments</i>
#1	<ul style="list-style-type: none"> – Guidelines for the ARC should be enforced – Send new residents a “welcome” packet – Does not want to see boats, ski doos or commercial vehicles in neighborhood – Again, enforce the guidelines
#2	<ul style="list-style-type: none"> – Wants to see consistent look throughout KV – Does not like privacy fences and other tall fences in neighborhood – DR Horton should be held responsible for upkeep of unsold lots/homes – Parking on the street is a problem – Stick with original ARC guidelines
#3	<ul style="list-style-type: none"> – KV has no right to change the ARC guidelines without informing the residents – Not fair to change the ARC guidelines – Wants consistency with enforcement – If homeowners don’t want to follow the rules, they should buy in rural area
#4	<ul style="list-style-type: none"> – Does not care about privacy fences as long as yards and house are kept clean and neat
#5	<ul style="list-style-type: none"> – Does not care about privacy fences as long as lots are maintained
#6	<ul style="list-style-type: none"> – Bought home in KV because the neighborhood looked good – Wants the high standards to be maintained – Enforce the rules
#7	<ul style="list-style-type: none"> – Be consistent with violations and rules enforcement – Dog walkers should keep their dogs on the sidewalk and not allow them to walk on private lawns – Dogs should not be allowed to run loose
#8	<ul style="list-style-type: none"> – Are residents responsible for pruning the trees in front of their house?
#9	<ul style="list-style-type: none"> – Enjoys the sidewalks, parks and open spaces throughout KV – Vehicles blocking the sidewalks and parked on the streets make it difficult to walk through neighborhood – Wants consistent enforcement of rules – Does not like high privacy fences, truck camper cover in yard, trampoline – Developers should repair any curbs and sidewalks they damage – DR Horton cut down tree at new home site
#10	<ul style="list-style-type: none"> – Recently installed a privacy fence in her backyard – Privacy fence was approved by the ARC
#11	<ul style="list-style-type: none"> – Add grills at the Club House
#12	<ul style="list-style-type: none"> – Inconsistencies are pitting neighbor against neighbor
#13	<ul style="list-style-type: none"> – Add “Kinderton Village” sign at the construction entrance on Old Towne Drive
#14	<ul style="list-style-type: none"> – Add ground cover to the hill on North Forke – The new main entrance sign should have the Bermuda Run “feeling” – Add benches throughout the neighborhood
#15	<ul style="list-style-type: none"> – Add security cameras at both entrances
#16	<ul style="list-style-type: none"> – The condos need to maintain the tree line between the condos and private homes – Hide security camera in the main entrance sign
#17	<ul style="list-style-type: none"> – There are drainage problems at the Quads – The Quad dumpster area is an eyesore; someone has dumped a mattress in the area – Quad residents need individual trash pick-up rather than dumpster
#18	<ul style="list-style-type: none"> – Build a concert stage in the field beside the Club House
#19	<ul style="list-style-type: none"> – Residents are parking on the grass
#20	<ul style="list-style-type: none"> – Speeding on Town Park and Old Towne is a big problem
#21	<ul style="list-style-type: none"> – Add 4-way stops throughout neighborhood

#22	– Maintain the I-40 tunnel so residents can walk through to KV Commercial and the river
#23	– A lot of issues could be resolved by residents taking pride in Kinderton, in their home, and in their neighbors
#24	<ul style="list-style-type: none"> – Would like to see well-maintained homes, yards and common areas – Use Synopsis as standard for ARC in making decisions – Privacy fences should only be allowed on lots that back up to commercial property – What’s working in KV: Pool key cards, additional kiosk holders, geese harassment – How are ARC members selected? – Who are the ARC members? – What is the ARC decision-making process? – Residents do not understand what it means to live in a “restricted covenant” community
#25	<ul style="list-style-type: none"> – Because KV lots are small, what one owner does in his/her yard affects many neighbors – ARC guidelines have been relaxed which will have a detrimental effect on KV – Wants only picket fences in back yards – Enhance the lake area – Wants the different KV boards to support each other – Wants individuals to feel free to question their leaders without fear of receiving nasty emails – Wants individuals to serve on boards and committees, not to further a personal agenda but to make KV a better place for all residents to live
#26	<ul style="list-style-type: none"> – Add entrance gates to keep uninvited people from entering neighborhood – Add speed bumps on Old Town Drive – Open the pool a week early and/or close it a week later than usual
#27	<ul style="list-style-type: none"> – Repair cracked curbing – Who are ARC members? – List pending/closed ARC decisions on the KV website – Keep residents informed of what ARC is doing
#28	– No entrances gates
#29	– Banks on both sides of main entrance and at North Forke and Glen Arbor need attention