

# Kinderton Village

## Master Board of Directors Meeting Minutes August 26, 2012 – 6:30 p.m. Kinderton Village Club House

Board Members Present: Norm Mitchell (President), Helen Kelly (Vice President), and Susan Hicks (Secretary)

I. The meeting was called to order by Norm Mitchell at 6:35 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. The Board would also like to look at options for better utilization of the common areas. We will ask Wendy Gallimore (Gallimore Management Associates) to seek bids from three design companies. The goal is to have the plans completed for the 2013 Annual Meeting so that residents can vote for their favorite options.

B. Main Entrance Sign

Wendy has contacted three local sign companies: AdSign, Ebert Sign and Davis Sign. We are awaiting their bids.

C. White Signage Posts

Wendy has removed the white posts at the lake.

D. Gray Wiring Posts

Wendy has removed the gray wiring posts at Windsor Circle.

E. Main Entrance Flag Poles

Wendy has removed the leaning flag poles at the main entrance.

F. Lake Mowing

Wendy is seeking 3 bids for mowing/bush hogging around the lake.

G. I-40 Tunnel Area

One of the trees planted to beautify the I-40 tunnel area has been knocked out of the ground. Wendy will ask Yard-Nique to re-plant the tree.

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

Bob will contact Bermuda Run/State regarding the fallen trees around the tunnel area.

#### IV. New Business

##### A. July 2012 Financial Report

Follow-up issues:

- Bermuda Run took over kiosk maintenance effective 7/1/12. Determine if kiosk repairs of \$491.35 were made prior to 7/1 annexation.
- CAS paid Yard-Nique \$2,550 in June instead of \$2,005
- CAS charged Coupon Books to the Master Board in June
- Awaiting refund from Arthur Gallagher insurance policy

##### B. CAI Seminar

A CAI legal seminar will be held in Greensboro on August 23, 2012. The seminar covers rules and regulations, development and enforcement, and best practices. The cost is \$25 per person. Helen Kelly and Susan Hicks will attend.

##### C. Kiosk Maintenance

A brick has fallen off of the Lake Point Drive kiosk. If this is not repaired, further damage could occur. Also, some of the kiosks have cobwebs and need pressure washing. Wendy will determine which kiosks need maintenance and will notify the town of Bermuda Run.

##### D. Irrigation Control Box Maintenance

The irrigation control box at Lake Point Drive is broken, and the box has sunken into the ground. GMA will determine if/how the boxes can be raised so that they are level with the surrounding ground and repaired. All common area control boxes will be checked.

##### E. HOA Attorney

The Master Board voted to hire an attorney who specializes in HOA law. If possible, we would also like an attorney who is affiliated with CAI. We will ask Wendy for recommendations.

##### F. Reserve Study

The HOA needs to determine how much money should be held in reserves. GMA will determine the cost for a reserve study.

##### G. Canada Geese

The HOA has invested \$10,000 to remove the geese from the lake. Also, the Master Board and Single Family Board mailed a letter to all residents in May requesting that no one feed the geese. Wendy will send a letter to a resident who is feeding the geese.

H. Pink Flamingos

The Board has received several complaints about the pink flamingos in the neighborhood. GMA will send a letter to the residents. Failure to remove the pink flamingos will result in a fine.

I. Trampoline

GMA will look through the ARC requests received from CAS in an effort to determine if a trampoline request was submitted and approved.

J. Pool Closing Date

The pool will be closed for the season following the Labor Day weekend. GMA will inactivate all pool cards on Tuesday, September 4, 2012.

K. 10-Day Notices

The Board would like to utilize a local landscaper to perform lawn maintenance in response to 10-day notices. The Board will ask Wendy for recommendations.

VI. The meeting adjourned at 8:00 p.m.

Susan Hicks  
Susan Hicks, Secretary