

Kinderton Village

Master Board of Directors Meeting Minutes

July 19, 2012 – 6:30 p.m.

Kinderton Village Club House

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

Also Present: Wendy Gallimore (Gallimore Management Associates)

I. The meeting was called to order by Norm Mitchell at 6:35 p.m.

II. The minutes of the previous Board meeting were approved.

III. Vision for Architectural Review Committee

The Board discussed current issues with Brian Cesoro (ARC):

- Privacy fences are allowed around the patio slab only
- Only 3' to 4' picket fences are allowed in the back yard
- Hot tubs are not permitted in the yard
- No more playsets will be approved for residential use

IV. Unfinished Business

A. KV Website

The KV website (operated by Mike Jenkins) will be utilized for one-way communication. The KV Book of Resolutions will be posted to the website. The Forum, which was discontinued last year, will not be reinstated. All articles posted on the website must first receive Board approval.

B. Curb Damage at New Construction Site

Builder Todd Eisenhour provided photos of curb damage which indicated the damage was done prior to construction.

V. New Business

A. June 2012 Financial Report

Wendy will follow-up on several issues with CAS including:

- Yard-Nique was paid \$2,550 in June instead of \$2,005
- Coupon books were charged to the Master Board
- Refund from Arthur Gallagher (cancellation of umbrella policy)

B. Main Entrance Sign

Wendy will seek 3 bids for updating the main entrance sign.

C. White Signage Posts at Construction Entrance

Wendy will remove the unused 4x4 white vinyl sign posts at the construction entrance. She will also remove the two white decorative posts at the lake (Lakeside Crossing).

Wendy will contact the Davie County Sheriff's Office to acquire Neighborhood Watch signs.

D. Gray Wiring Posts

Unused gray electrical boxes are located through the neighborhood common areas. Wendy will have these removed.

E. Main Entrance Flag Poles

The two flag poles at the main entrance are leaning. Wendy will have these removed.

F. Lake Mowing

Wendy will seek 3 quotes for cutting/bushhogging 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.

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

H. Violations Policy

GMA will ride through the neighborhood each week in order to identify Covenant violations. Wendy will provide the Board with a monthly update.

I. Canada Geese Update

It will be 2-3 more weeks before the two groups of goslings can fly. At that point, the USDA will intensify their harassment.

J. Pool Attendant

This item will be tabled until the 2013 pool season.

K. Yard-Nique

- Irrigation repairs in the common areas have been completed. The sprinklers are scheduled to run Monday, Wednesday and Friday at Midnight.
- Wendy and Norm will visit the site behind Lakepoint Drive that has a drainage issue. The Board voted to repair damage to the common area.
- The Board approved the revised Yard-Nique contract. This revised contract will end 3/31/13.

VI. The meeting adjourned at 9:20 p.m.

Susan Hicks
Susan Hicks, Secretary