

Kinderton Village

Master Board of Directors Meeting Minutes
January 17, 2013 – 6:30 p.m.
Kinderton Village Club House

Board Members Present: Norman Mitchell (President), Susan Hicks (Secretary), Pat Russell and Wendy Gallimore (Gallimore Management)

Board Members Absent: Helen Kelly (Vice President) and Bob Gildea (Treasurer)

- I. The meeting was called to order by Norm Mitchell at 6:30 p.m.
- II. Minutes of the previous Board meeting were approved with the following revisions:
 - The Master Board Annual Members' Meetings will be held at 6:00 p.m. on February 28 at Hillsdale Baptist Church. A \$100 donation will be made to the church.
 - KV HOA attorney will be invited to the 2013 Annual Members' Meeting.

III. Unfinished Business

A. Reserve Study

The Reserve Funding Plan recommended by Reserve Advisors is attached.

B. Main Entrance Sign

Wendy has contacted a brick mason to determine if the \$7,800 bid from Davis Sign Company can be reduced. Wendy is also requesting a price for a smaller sign to be used at the construction entrance.

C. I-40 Tunnel Area

Yard-Nique has replaced the dead shrubs.

D. Kiosk Parcel Box Maintenance

Eagle Mailbox is working to repair parcel boxes.

E. Neighborhood Watch Signs

The signs have been ordered.

F. Lot Maintenance

The Board discussed current issues. Wendy will contact the KV attorney for a legal opinion.

G. Lake Silt Ponds/Reservoirs

Received a bid from Dragonfly Pond Works. Awaiting bids from two other companies.

H. Canada Goose Options

Awaiting a bid from Goose-Masters, a company that uses specially-trained border collies to relocate geese.

I. 2013 Landscaper

Board approved the landscape maintenance specifications. Wendy will contact local landscapers for bids.

J. Hill Erosion Behind Lake Point Drive

Yard-Nique's monthly payment will be withheld until work behind Lake Point Drive is completed to the Board's satisfaction.

K. Site Improvements

Wendy will arrange for the vendor to paint the Club House doors and trim, and repair the Greenway gazebos. Board approved the purchase of a 6' table for the Club Room, 4 non-slip floor mats, and the replacement of broken pool furniture.

Pat Russell volunteered to pressure wash the Club House, sidewalks and pool area. He also volunteered to paint the Club House floor (hallway and bathrooms) and touch up the paint on the walls.

IV. New Business

A. December 2012 Financial Report

The financial report was reviewed and approved.

B. 2013 Budget

The 2013 budget will be mailed to all KV homeowners.

C. 2013 Members' Meeting

Meeting will be held at 6:00 p.m. on February 28 at Hillsdale Baptist Church. Pursuant to the Master Board By-Laws, KV committees will be asked to give an update.

D. Open Meeting Follow-Up

The majority of comments focused on the aesthetics of the neighborhood. Wendy will contact Trent Adams, the Declarant, and request that the day-to-day management of the ARC be transferred to the Master Board.

E. Long-Term Planning

The Reserve Funding Plan recommended by Reserve Advisors precludes long-term planning at this time.

F. Club House Parking Lot Repair

For 2013, the Reserve Study suggests that asphalt pavement of the Club House parking lot be repaired. Wendy has received a bid from CACTX. Awaiting bids from Hills Paving and Yadkin Valley Paving.

G. Landscaping for Hills Behind North Forke and Rosewalk

Received estimate from Blakely Landscaping; Wendy will seek two additional bids. The boundary between the homeowner and common area needs to be determined. The Board will seek feedback from the residents along the North Forke and Rosewalk bank prior to action.

H. Fine Violation System

Awaiting response from the HOA attorney.

VI. The meeting adjourned at 8:40 p.m.

Susan Hicks

Susan Hicks, Secretary