

Kinderton Village

Master Board of Directors Meeting

May 16, 2013 – 6:00 p.m.

Attendance: Norm Mitchell, President, Pat Russell, Vice President, Susan Hicks, Treasurer, Helen Kelly, Secretary; Larry Umberger, Gallimore Management, Pat of Pat & J Masonry, Pool Professionals - Luke McIntyre, Director of Staff, Laura Davis, Pool Manager, Roshesna (Sheena) Walker, Pool Attendant

Pat and J Masonry and Vincent Puzio, KV resident and retired mason were asked to meet with us to discuss the brick work of the new main entrance sign. There had been torrential rain once when Pat was working and he continued to lay brick; the top 4 courses under the cap. There has been bleeding and Mr. Puzio expressed concern about what may happen in the future. Larry Umberger of Gallimore Management also attended as he was in the construction business 40+ years. Mr. Puzio told the board what his concerns are; that because the “soft” side of the brick had gotten soaked and the mortar also, that bleeding of salt from the brick and lime from the mortar will continue to bleed in the future and we will have to wash the brick with a special detergent every year. He believes the brick should be replaced now. Pat admitted that the brick and mortar had gotten wet and after all had dried and there was some “washing” of the mortar, he cleaned them with a detergent that was designed for cleaning brick. He believes that it is not necessary to replace the brick. Larry said that if he did replace the brick the new brick may very well be a slightly different color as it might not be from the same batch and the mortar would also be a different color. Pat said “if the brick turns white in a year, I’ll come back and replace it.” He agreed to sign an Agreement to this effect.

Wendy will send the Agreement to Pat for his signature.

We also met with Pool Professionals and the attendant so we could go over what we expected the attendant to do as far as allowing people and guests into the pool. The attendant was also given the Board’s email addresses and phone numbers so she/he can call us if a problem arises. Wendy will issue 3 pool cards so the attendants can get in to the pool area via the front gate. The pool Saturday, May 18, 2013 and the attendant is scheduled to arrive at noon. Two of the Board members will meet her there to see if she has any questions and to orientate her further as to where she can find things.

Wendy will be asked by email to do the following:

- Send the next 10-day violations letters out; send the present violations list of residents who chose not to respond to the 10-day letter to Blakely Landscaping to do the required work.
- Tell Blakely to mulch the playground at a cost of \$600.
- Get prices for several styles of trash cans that would be appropriate for the playground.
- Respond to Matt Riggs who constructed the volleyball court. Mr. Riggs asked a friend to bring his ATV to the court and do some "wheelies" to help loosen the sand. Mr. Riggs had been unsuccessful when he had tried to loosen the sand manually. The BOD happened to be meeting that evening and questioned the owner of the ATV, who told us about the agreement. Please tell Mr. Riggs that when he wants to do this, he needs to contact Gallimore Management for permission. Also, the ATV needs to be brought to the site on a trailer – not driven on the streets.
- Schedule a meeting at the beginning of our June 20 meeting for RCJ Contracting to discuss just what his price for removing the berms includes.

Work has begun on the Club House:

- The exterior of the doors and front columns of the building have been painted.
- The front walk has been power-washed as well as some of the pool area and showers.
- The bathrooms and hall are in process – Pat needs to complete these.
- The Club House needs a thorough cleaning
- The gazeboes and pergolas on the entrance green are finished.

Pat and Norm will place the swans in lake to help deter the geese.

The remainder of the agenda will roll over to next month.

The next resident hearings will be May 30.

There will be a mutual performance review of Gallimore Management and the Board at our June meeting.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Helen Kelly, Secretary