

Kinderton Village Homeowners Association
Single Family Association Board
Meeting Minutes for April 18, 2013

On April 18, 2013 the Kinderton Village Master Association Board and the Single Family Association Board held a joint meeting at the Kinderton Village clubhouse. The Single Family Board was in attendance until 8:00 p.m., at which time the Master Board president ended the joint meeting and continued on with the Master Board agenda. These minutes only reflect the portion of the meeting that the Single Family Board attended.

MEETING MINUTES

A. MEETING CALL TO ORDER

The meeting was called to order by Norman Mitchell, Master Board President, at 6:30 p.m. Master Board members present were Norman Mitchell, Pat Russell, Helen Kelly, and Susan Hicks.

Single Family Board members present were Ken Bateman, Matt Davidson and Mike Jenkins.

The Kinderton Village property manager, Wendy Gallimore, Gallimore Management, was also present.

B. PREVIOUS MEETING MINUTES APPROVAL

1. The Single Family Board did not address previous meeting minutes at this joint meeting.

C. TREASURER'S REPORT

1. The Single Family treasurer's report was not covered at this joint meeting.

D. OLD BUSINESS

1. Lake Front Maintenance and Improvements

Mick Ribault of Dragonfly Pond Works provided a status of completed work and the work in progress around the Kinderton Village lake. He provided details on geese control as well as work being done to improve the aesthetic appearance of the lake front.

Mr. Ribault also provided details and answered questions pertaining to a Dragonfly Pond Works proposal to add a fountain (or fountains) and illumination to the Kinderton Village lake. Given the wide range of implementation options and the projected costs, the Master Board tabled the proposal for future discussion.

The board thanked Mr. Ribault for his attendance and participation, and he left the meeting. It is assumed that the details of Mr. Ribault's presentation will be reflected in the Master Board's minutes of this meeting.

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E. NEW BUSINESS

1. Proper Process For Filling Vacated Seat On Board Of Directors

Ken Bateman, Single Family Board President, proposed a review of the process for filling vacated director seats as it is outlined in the Kinderton Village By-Laws. There was concern expressed that the Single Family Board had not followed the process, due partially to the seemingly ambiguous language in the Kinderton Village By-Laws.

After a brief discussion, there was unanimous agreement that the term of a director elected by either board to fill a vacated seat on that board would run only until the next annual meeting of the members of the affected association. During the annual meeting, the affected board member would then be eligible for reelection by the membership to serve a specified term.

Both boards agreed to document their agreement to this process.

2. Mail Kiosk Bulletin and Notice Postings

There was discussion on proper utilization and posting of bulletins and notices on mail kiosks. It has been found that some Kinderton Village residents and some individuals outside of Kinderton Village have been posting bulletins and notices on KV mail kiosks.

Only KVHOA authorized bulletins and notices are allowed to be posted on the mail kiosks and then only within the plastic sleeve holders affixed to the mail kiosks. Both boards were in agreement and the Master Board agreed to communicate this information to all residents of Kinderton Village.

F. MEETING ADJOURNMENT

1. The Master Board President, Norman Mitchell, declared the joint meeting completed at 8:00 p.m. and the members of the Single Family board departed. The Master Board then resumed their agenda.

Respectfully submitted,

A handwritten signature in blue ink that reads "Mike Jenkins". The signature is written in a cursive, flowing style.

Mike Jenkins
Secretary, Single Family Board