

**KINDERTON VILLAGE HOMEOWNERS ASSOCIATION  
SINGLE FAMILY ASSOCIATION  
OPEN TOWN HALL MEETING  
Hampton Inn, Bermuda Run, NC  
June 24, 2013, 7:32 p.m.**

Town Hall Meeting Moderator: Ken Bateman  
SF Association Designated Spokesperson: Ken Bateman  
Master Association Designated Spokesperson: Norman Mitchell

Residents in attendance: Approximately 35

Note: A commenting resident's name is not recorded. The name of a Director is shown for comments made by that Director.

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**TOWN HALL MEETING NOTES**

Ken Bateman explained the guidelines for participation which he asked everyone to adhere to for the Open Town Hall Meeting. He explained that all Single Family HOA Meetings would be open meetings except where it is allowed by statutes to have closed meetings when personnel matters or contracts are discussed.

Norm Mitchell, President of the Kinderton Village Master Association Board, was introduced. Norm reported the need to change management companies due to a very large increase in the management fee proposed by Wendy Gallimore & Associates. Norm explained that much of the maintenance work accomplished by the Master Board over the last year has been long overdue and has required more effort by the Board members as well as the Property Manager. Improvements have been made in the appearance and upkeep of the fields adjacent to the Club House; work continues at and around the lake; large gulley was cleaned out; efforts to distract and eliminate geese problem continues, including plantings and other efforts as recommended by the Wildlife Commission; gazebos at front KV entrance were repaired; and pool attendants were hired to control overuse by other than KV residents with the expectation that this will enhance the use of the pool by KV residents.

Scofield Bishop is the new management company selected by both the Master Association and Single Family Association Boards. The Master Board contract with Scofield Bishop will begin on July 1, 2013; and the Single Family Board contract will begin one month later on August 1, 2013.

The following comments and suggestions were made by residents attending the meeting:

A suggestion was made about the topic of achieving a quorum at the annual meeting by designating a person on each street to make phone calls to remind each household of the meeting date, time, and place. This would also add a personal touch.

One resident commented on the quorum and demeanor in KV, stating that tonight was the most well-organized and friendly meeting they have seen. Residents have felt that the Boards don't value their opinions, sometimes maybe due to miscommunication. They feel they don't need to be at Board Meetings. A lot has to do with perception. "You are doing something good tonight."

One resident asked why privacy fences were being built around the perimeter of the yard rather than just the patios and commented that this has affected the appearance of the neighborhood. Ken Bateman explained that the ARC requests are not seen by the HOA Board members and that the ARC now reports to the Declarant, Trent Adams.

One resident asked about violation letters and felt residents were being harassed by violation letters for minor violations. Norm explained that there is a 10-day letter sent out in an effort to get the violation corrected on a timely basis.

A question was posed about whether there is anything in covenants regarding on-street parking. Answer was "yes." However, now that KV has been annexed by Bermuda Run, we could petition the Town of Bermuda Run to control street parking.

One resident asked about the possibility of opening the pool at 5:00 or 6:00 a.m. to allow for swimming laps before going to work. Pat Russell said this is a Health Department issue. Pool opening and closing times are set according to daylight hours. This topic will be discussed at the Master Board meeting in July. Helen Kelley commented that the pool attendant is not a life guard. Attendants are employed to ensure that only HOA members and their guests are using the pool.

Pat Russell complimented the reduction in delinquent dues and asked about steps being taken to reduce 90-day delinquent dues. Ken Bateman responded that some have been turned over to the attorney for collection, some have filed foreclosure, and some are in bankruptcy. One recent positive thing for collection of delinquent dues has been the requirement that residents who are delinquent in dues will not be issued a pool card and therefore will not have access to the pool. This has resulted in the immediate payment of some delinquent dues.

A question was asked about the decision to decrease the number of guests at the pool from 4 to 2. Norm Mitchell explained that this is a trial year to discourage allowing people outside of Kinderton Village from using friends' pool cards. He also encouraged residents to be nice to the pool attendants. Complaints should be addressed to the Property Management or members of the Master Board.

A resident member of the ARC Committee commented on the need for better rules on what is allowed and not allowed. There are holes in the rules and some homes

need to be evaluated individually, depending on where they are located, etc. Some subjective opinions are being used. This is a committee who votes and there is a majority vote for decisions being made. There are 7 members on the Committee now.

It was suggested that the ARC send their approvals to the Master Board in order to begin working with that Board now, rather than waiting until Trent gives written approval. Decisions from the ARC could also be sent to the Master Board.

Thanks was expressed to the Master Board for addressing the invasive weed issue.

The question was asked if any KV Board participated in the site plan for the Credit Union and the issue was raised about the need for egress and ingress access connected to Kinderton streets. Answer was given that Bermuda Run has a Site and Appearance Committee that participates in this process. Benchmark is the planning development company contracted by the Town of Bermuda Run to approve the site plan and monitor the project.

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These notes are the cumulatively combined notes taken by Helen Kelly, Dick Heriot, Susan Hicks, Matt Davidson and Patsey Bateman with final editing by Patsey Bateman