

**KINDERTON VILLAGE HOMEOWNERS ASSOCIATION  
SINGLE FAMILY ASSOCIATION BOARD MEETING  
Kinderton Village Clubhouse  
Monday, July 22, 2013**

**MEETING MINUTES**

**I. MEETING CALL TO ORDER**

- A. Ken Bateman, President, called the meeting to order at 6:00
- B. This was a closed Special Called Meeting for the primary expressed purpose of interviewing candidates for election of one director to fill a vacated seat for the office of Secretary. The Board utilized extra available time to conduct other Board business.
- C. Board members present: Ken Bateman, President; Thomas Bongaerts, Vice-President; Matt Davidson, Treasurer and protempore Secretary.
- D. Board members absent: Trent Adams, Declarant
- D. Others present: Ann Scofield, Scofield Bishop Management who officially become Manager of the Single Family Association effective August 1, 2013

**II. APPROVAL OF MINUTES OF PREVIOUS MEETING**

- A. June 24, 2013, SFA Board Meeting Minutes. Motion to approve and release for posting on the KVHOA web site was made by Matt Davidson. Vote was unanimous.
- B. June 24, 2013, SFA Members/Residents Open Town Hall Meeting Notes. Motion to approve and release for posting on the KVHOA web site was made by Thomas Bongaerts. Vote was unanimous.

**III. TREASURER REPORT**

- A. No report was given nor expected.
- B. There was a brief general discussion on key learnings in the presentation of the Treasurer/Financial Report in the bar graph format and some potential improvements. Ann Scofield asked Matt Davidson if he would be willing to do the bar graph format for the Master Association Board if they would like to use that format. Matt was willing to do so, if asked.

**(Board Meeting recessed at 6:30 p.m., for the purpose of separately interviewing two (2) candidates and the subsequent Board election of one (1) to fill the open Secretary seat. The results of the election to be announced via KVHOA web site notice. The Board Meeting reconvened at approximately 7:35**

## IV. UNFINISHED BUSINESS

### A General Discussion on:

1. Common Area Greens Maintenance Contract management transition from Gallimore Management to Scofield Bishop. There was general discussion with Ann Scofield understanding which common areas were under the responsibility of the Single Family Association and those under the responsibility of the Master Association. Ken Bateman is to e-mail Ann Scofield his talking point notes from the June 24, 2013, SFA Board Meeting to assist her in her orientation.
2. SFA Cash Reserve Study. Ann Scofield will secure three (3) bids from companies who specialize in Association Cash Reserve Studies for the Board to vote on at the September SFA Board Meeting.
3. Scheduling of SFA Board Meetings and SFA Members/Residents Open Town Hall Meetings will be monthly, August 2013 - January 2014. The Board unanimously agreed to have scheduled meetings on the 3<sup>rd</sup> Monday of each month. The location of each meeting will be announced two (2) weeks prior to the meeting.
4. Critique key learnings from the June 24, 2013, SFA Members/Residents Open Town Hall Meeting. Add as much formality as possible to meetings.
5. Scofield Bishop Management Agreement Contract: After a brief discussion for clarification, Ken Bateman signed the management agreement contract. "The term of this Agreement shall remain in full force for the period of one year commencing on August 1, 2013 (the "Initial Term"). Thereafter, this Agreement shall automatically renew for a period of one (1) year (the "Renewal Term"). Either party may terminate this Agreement, at any time, by providing 60 days written notice of such termination to the other party. **ASSOCIATION** shall be responsible for payment of all compensation due **MANAGER** through the effective date of any cancellation."

## V. NEW BUSINESS

- A. Early Morning Pool Access: Following up on a request made by Tom Bost, SFA member, made at the June 24, 2013, SFA Open Town Hall Meeting, Thomas Bongaerts made the following motion:

"To allow permission to association member adults to access the Kinderton Village swimming pool during hours prior to posted operating hours of 8am - 8 pm for the purpose of swimming for sport ('lap-swimming'). It is with the understanding that all adults being able-bodied and of sound-mind, may have permission to access the swimming pool as early as dawn for the purpose of athletic training/lap-swimming. Since Kinderton Village does not currently employ any lifeguards or safety personnel during pool operating hours, it is also understood that all people that attend and utilize the pool area already do so at their own risk. Therefore, this limited permission will not incur any greater liability on the community of neither Kinderton Village nor the Home Owner's Association nor burden its members with any additional risk."

After some discussion the SFA Board tabled the motion in order to get an understanding on the capability of making electronic adjustment to individual pool cards to allow serious exercise swimmers access to the pool starting at daylight (6:15 - 8:00 am.). Ann Scofield will secure the appropriate information from the company servicing the Pool/Clubhouse Security System. After all appropriate information is received the SFA Board may make a recommendation and request to the Master Association Board to allow limited early morning access to the pool with specific “rules and regulations” of use.

## **VI BOARD BUSINESS MEETING ADJOURNMENT**

- A. Being no other business to conduct, Ken Bateman made the motion to adjourn the meeting at 8:23 p.m. The vote was unanimous.

Submitted by Matt Davidson, Treasurer and protempore Secretary