

**KINDERTON VILLAGE SINGLE FAMILY HOMEOWNERS ASSOCIATION**  
**6:30 PM, Monday, September 16, 2013, Kinderton Village Clubhouse**

**BOARD MEETING MINUTES**

**A. MEETING CALL TO ORDER**

1. Meeting called to order by Ken Bateman, President, at 6:36 p.m.
2. This was a closed Board / Management Meeting.
3. Board members present: Ken Bateman, President; Jason Garms, Secretary; and Matthew Davidson, Treasurer
4. Board members absent: Thomas Bongaerts, Vice-President (Traveling); Trent Adams, Declarant
5. Scofield Bishop Management representative present: Ann Scofield

**B. APPROVAL OF PREVIOUS MEETING MINUTES**

August 19, 2013, Single Family Association Board Meeting Minutes – Minutes Approved by unanimous vote.

**C. TREASURER REPORT**

1. The board discussed delinquent dues, current budget, and the reserve study
  - a. Requests have been sent for quotes to complete a reserve study that is needed to determine if our current finances are on track.

**D. UNFINISHED BUSINESS**

1. SFA Common Area Greens
  - a. Update on landscaping, maintenance and irrigation issues.
    - i. There is still no resolution as to why the lights are not hooked up at the Kilbourne Drive mail kiosk. Ann is attempting to contact Duke Energy to verify the power has been switched on.
    - ii. Ken mentioned the kiosk on Lake Point Drive have been off for over a month now, but were previously working
  - b. Update on SFA common green area mail kiosks.
    - i. Ken commented that the mail kiosk information posting is for board correspondence only and requested residents and solicitors refrain from posting information on/around the kiosks.
2. Single Family Association Annual Members Meeting Quorum
  - a. Progress on pending Annual Members Meeting Quorum Committee
    - i. Ken mentioned that he is attempting to gain support for the calling system to garner more community support for board meetings.
  - b. Discuss issues, barriers and opportunities.
3. **Monitor, Report, and Influence (MRI)**
  - a. Early morning pool access has been approved by the Master Board to be included in the 2014 Pool Rules per Master Association Board Meeting Minutes, August 21, 2013.
    - i. Item has been taken up with the Master Board and will be removed from the list pending further updates
  - b. Clubhouse common area playground complex update.
    - i. Matt mentioned he is currently getting quotes for the playground coverings. Item to be removed from list until quotes are received.
  - c. Architectural Review Committee Standards update.
    - i. Committee will serve to provide a working forum between the boards and the ARC.

4. Other Unfinished Business
  - a. No other unfinished business was discussed

#### **E. NEW BUSINESS**

1. Board of Directors-Resolution 2013-01: Electronic Voting Communications
  - a. Board voted to approve, by unanimous vote, the resolution to allow for electronic approval of board items if unanimous approval is received.
2. Board of Directors - Resolution 2013-02: Representative to the Master Association
  - a. Ken requested that Ann relay this resolution to the attorney to insure that the format is valid prior to board approval.
3. Board of Directors - Resolution 2013-03: Board of Directors Vacancy Prior to Unexpired Term
  - a. Ken also requested that the attorney approve the resolution that ensures vacated positions are only held until the next annual meeting.

#### **F. MANAGEMENT / BOARD MEMBERS CLOSING COMMENTS**

1. Ken thanked Ann, Jason, and Matthew for their time and mentioned that there is a possibility of holding the open board meetings at a conference room the new hospital is making available to community events.

#### **G. BOARD BUSINESS MEETING ADJOURNMENT**

There being no further Board business to conduct, Matt Davidson made the motion to adjourn the meeting. The motion by a unanimous vote. The meeting closed at 9:10 PM.

Respectively submitted by:

Jason Garms, Secretary