

KINDERTON VILLAGE SINGLE FAMILY HOMEOWNERS ASSOCIATION
OPEN FORUM MEETING

Hampton Inn, Bermuda Run, NC

October 21, 2013

The KV Single Family Homeowners Association Open Forum Meeting began at 7:05 p.m. on Monday, October 21, 2013. Ken Bateman moderated the meeting and was spokesperson for the Single Family Association. Susan Hicks was the spokesperson for the Master Board Association. Ann Scofield was the spokesperson for Property Management. Approximately 33 individuals were in attendance.

The primary topic for discussion was potential amenities and/or enhancements that were suggested for Kinderton Village by HOA members/residents attending the August 29, 2013, Open Forum Meeting. A survey done at that meeting revealed three items as being favorable for further discussion: expansion and upgrades of commercial playground equipment and other enhancements to existing playground area located near the Clubhouse Pool; new commercial playground equipment area at another location; and security surveillance cameras at strategically located street areas. Ken reviewed these items and the possibilities for funding these items as shown on the attached handout. He explained that there are no reserve funds to pay for these items and there would be a need for dues increase if member response is favorable for adding any or all of these items. The unconfirmed estimated expense as shown on the attachment would be \$8,000 for expansion and upgrade of existing playground, \$35,000 for new playground at another area, and \$25,000 for security cameras. There are no plans to increase the dues for 2014 unless the KV membership wants an increase to pay for any of the aforementioned items.

The floor was open for residents to comment on the three suggested items as well as other issues:

1. Sidewalks on Parkview need some repairs. Response: Sidewalks are now the responsibility of the Town Bermuda Run. Master Board should take up this matter with the Town Manager.
2. It was suggested that security cameras should be a top priority and a question was asked about who does the monitoring. Answer: A committee would need to be appointed to study this item as well as the other items. Collected information from the committee could be presented to the Master Board. Master Board would make final decision on any and all of these items.
3. One resident brought up the common area between the condos as being an unacceptable new location for playground equipment. The area is already congested, parking would be a problem, and dog feces would make this area a poor choice for children to play.
4. Several residents voiced the opinion that improving our existing playground would be the most favorable choice because of the expense of adding a new playground.
5. Jason Garms advocated the planned greenway/multiuse path that would connect the neighborhood to Tanglewood Park. He was in favor of doing minor enhancements to the current playground area, but believes the amenities at Tanglewood should be highlighted.

Concern was also raised over the exorbitantly high cost of the surveillance system given the relative low crime rate.

6. A resident discussed security camera issues and was asked if he would be willing to serve on a committee to study this issue. Another resident suggested a community watch program. Volunteers would be needed for this.
7. A resident addressed concerns about there being no guarantee that an expensive security camera would achieve lower crime and there being a potential for theft or vandalism.
8. A new resident asked if there are any plans to improve the Old Town entrance to KV. Susan Hicks responded that improvement possibilities for the entryway are being considered. KV does not own the land but that does not mean we can't get it done. Need people and resources. It may be possible to get the Town of Bermuda Run and the owner of the property involved in helping with improvements of this property. Susan commented that it would cost approximately \$12,000 to beautify the entrance.
9. A resident questioned the new pool policy that limits the number of allowed guests at the pool, stating that it is very limiting for families with kids that have friends over.
10. The question was asked about who owns the property between the sidewalk and the street. Ken responded that it is the homeowner's responsibility to maintain this property but it is considered to be a municipality right of way just as it would be if you lived within the limits of any other city.
11. Ken Bateman proposed having the Town Manager come to one of the HOA meetings.

(Collective notes written by Patsey Bateman and Max Furr)

Residents were asked to complete a survey prepared for the possible funding of the three suggested amenities and/or enhancements discussed at the beginning of this meeting. Supplied supporting documentation and results for this survey are shown below:

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Single Family Association Spokesperson: Ken Bateman, Meeting Moderator
Master Association Spokesperson: Susan Hicks

PRIMARY TOPIC: POTENTIAL COMMUNITY AMENITIES AND/OR
ENHANCEMENTS HAVE AN EXPENSE. HOW ARE THEY TO BE
PAID FOR?

The following suggested community amenities and/or enhancements were identified by attendees at the August 19, 2013, Open Forum Meeting:

1. Expansion, upgrades of commercial playground equipment and other enhancements to existing playground area located near the Clubhouse Pool. Unconfirmed estimated expense: \$8,000.
 2. New commercial playground equipment area at another location such as the common area between the condos (Town Park, Parkview Lane, and Oak Wind Lane). Unconfirmed estimated expense: \$35,000.
 3. Security surveillance cameras at strategically located street areas. Unconfirmed estimated expense: \$25,000.
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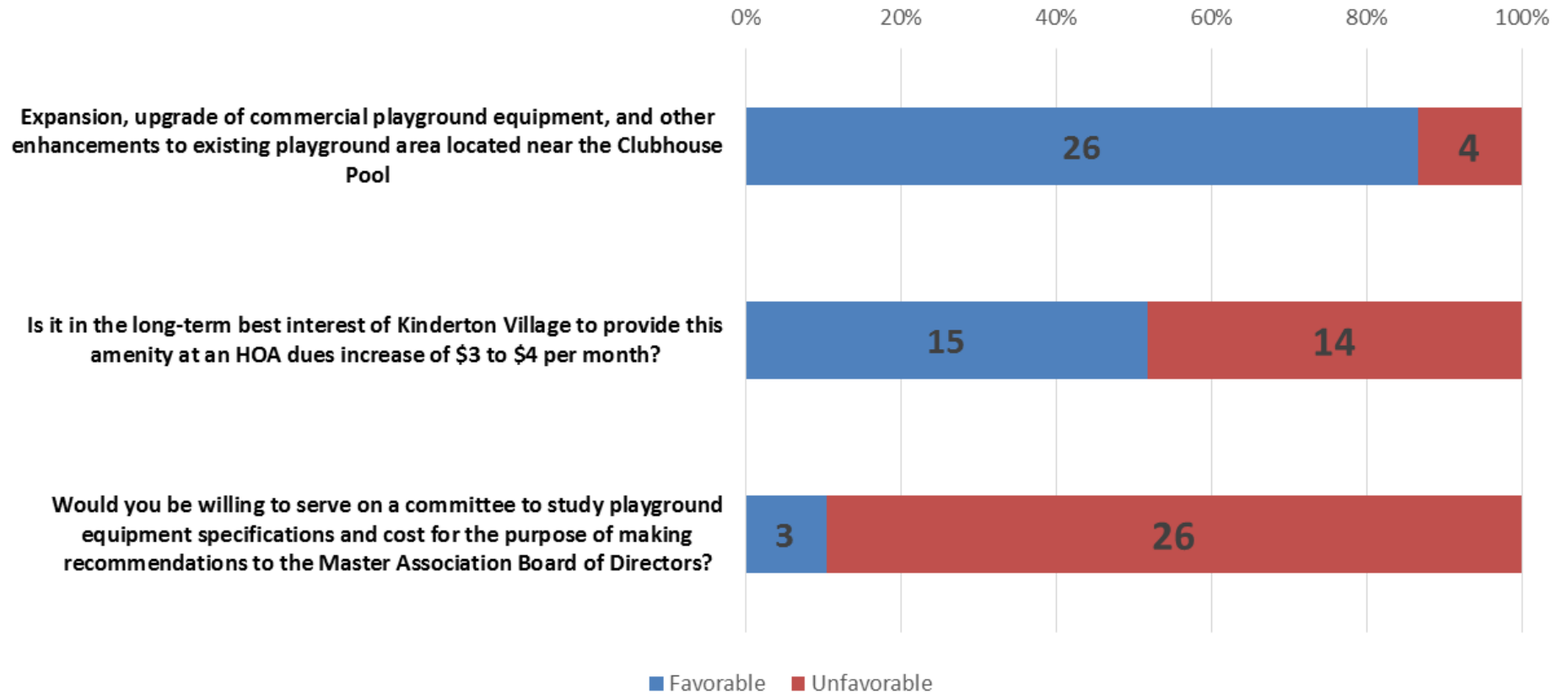
FACTS AND DATA:

1. Upon annexation into the Town of Bermuda Run, July 1, 2012, SFA HOA dues were reduced from \$60 to \$45 per month. Of the \$45, \$26.50 goes to the Master Association and \$18.50 is retained by the SFA.
2. Currently dues retained by the SFA and MA cover its anticipated budget expenses and no dues increases are anticipated for 2014. However, there are not enough extra reserves to fund any of the above amenities and/or enhancements. The SFA Board does not have knowledge of the financial condition of the other sub-associations.
3. Current sub-association units: SFA-305, Condos-84, Townhomes-8, Carriage Homes-8; Total-405

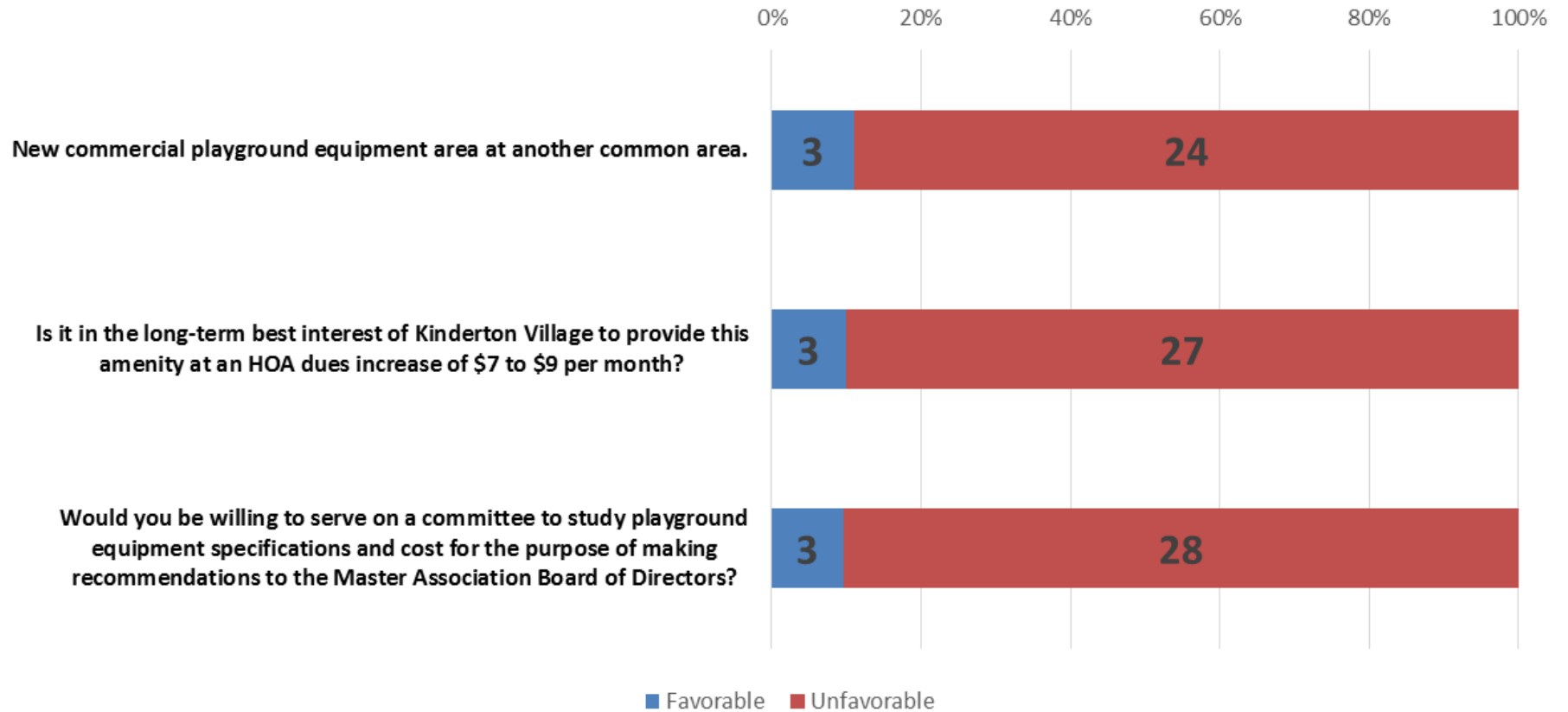
4. Estimated Annual Revenue By Dollar Increments:

Units	Yr(Mo)	Annual	Units	Yr(Mo)	Annual	Units	Yr(Mo)	Annual
405 x \$12 (\$1) =		\$4,860	405 x \$72 (\$6) =		\$29,160	405 x \$132 (\$11) =		\$53,460
24 (2) =		9,720	84 (7) =		34,020	144 (12) =		58,320
36 (3) =		14,580	96 (8) =		38,880	156 (13) =		63,180
48 (4) =		19,440	108 (9) =		43,740	168 (14) =		68,040
60 (5) =		24,300	120 (10) =		48,600	180 (15) =		72,900

Question #1



Question #2



Question #3

