

**KINDERTON VILLAGE SINGLE FAMILY HOMEOWNERS ASSOCIATION**  
**Hampton Inn - Bermuda Run, NC**  
**Monday, December 16, 2013**

**2014 Budget Ratification Meeting Notes**

Meeting was called to order by meeting moderator Ken Bateman at 6:30 p.m.

Board Members present: Ken Bateman, President; Thomas Bongaerts, Vice-President/Treasurer

Board Members absent: Jason Garms, Secretary (illness); Matt Davidson, At-Large (traveling); Trent Adams, Declarant

(Note: A Board quorum is not required for a budget ratification meeting.)

Management Representative: Kristen Barras, Assistant to Ann Scofield was present. Ann is recovering from knee surgery.

*NC Planned Community Act, §47F03-103 (c) "There shall be no requirement that a quorum be present at the meeting. The budget is ratified unless at the meeting a majority of all the lot owners in the association or any larger vote specified in the declaration rejects the budget."*

Sixteen (16) Single Family residents were in attendance. Thirteen (13) lot owners were present and six (6) lot owners were represented by proxy. None of those present or by proxy indicated that they were opposed to the budget. Therefore, the 2014 Single Family Association Budget is hereby ratified.

The meeting was adjourned at 6:38 p.m. Notes were taken by Ken Bateman

**Board Business Meeting Notes**

There was not a Board quorum present in order to conduct Board business that would require a vote. The agenda was informational items only and did not require Board action. However, the agenda items were generally presented as information to those who were in attendance at the meeting. No minutes or notes were taken nor required.

**Open Forum Meeting Notes**

The meeting was called to order by meeting moderator Ken Bateman at approximately 7:00 p.m. No member of the Master Association Board was present to respond to Master Association related issues.

Ken Bateman reported that Criterium-Giles Engineers of Cary, NC, had been hired to do a reserve study for the Single Family Association. This study will project what will be needed to maintain our alleyways, etc. To resurface all SFA alleyways, an uncalculated estimate of at least \$230,000 is possible. There will be no increase in dues for the year 2014, but it is anticipated there will be a definite need for an increase in 2015 SFA dues. In previous discussions with Master Association Board members, this is also a Master Board issue as their budget is being stressed just to meet current costs of maintenance and repairs. Also, if there are to be any improvements or equipment additions to the playgrounds, there would need to be an increase in Master Association dues.

The question was raised whether the Board could raise dues without approval from the members? The short answer is yes! The official descriptive answer can be found under *Article V* in both the *Single Family Association* and the *Master Association Declaration of Covenants*. All property owners should be aware of and understand what is in the KVHOA governing documents.

One resident addressed the poor upkeep of unoccupied/common areas of Kilbourne Drive. It was explained that both the Kilbourne Drive and Windsor Circle common areas are still owned by the developer (Declarant). A few years ago the then Single Family Board decided to take over maintenance of the Windsor Circle common area since it was not being maintained in accordance with the desired aesthetic appeal of the surrounding properties. As more lots were developed on Kilbourne Drive the same scenario happened. The 2013 SFA Board added the Kilbourne Drive common area to the landscaping contract this past April. It was too late to get a good growth of grass without irrigation during the spring and summer. This past fall aeration, fertilization, and seeding was done. Pre-emergence fertilizer and seeding will be done again early spring 2014. There should be continuous improvement each year. However, without irrigation it will be a very slow process.

The resident also reported on the presence of a dead goose on the Kilbourne Drive common area. No action was ever taken by anyone to remove the carcass. Ken asked that such instances should be reported to Ann Scofield, Property Manager, or to contact him or one of the other SFA Board members the next time something similar happens.

A resident reported that there is a huge oak tree that had signs of sawdust borings. The tree is located at the end of Bridgewater Drive behind the house at 145 North Field Drive. There is concern about losing the tree and as well as it being a substantial safety issue. Because of the size of the tree, several houses could be affected if it fell. When the borings were first noted, the resident reported it to a member of the Master Board and the former Property Manager and requested that an arborist be sent to inspect the tree. The resident is not aware if anything has been done. Ken promised to make the Master Board aware of this issue and will follow up.

A new KV resident questioned the need for so many homeowner associations and why couldn't we just have one association. Ken agreed with the complexities of having five associations and explained that it was set up that way by the Declarant and it is part of the covenants by which we are governed.

Ken talked about the importance of attending the Annual Meeting on Monday, February 17, 2014, at the Win Mock Granary. There will be three openings on the Single Family Board. Thomas Bongaerts will again be a candidate for the Single Family Board.

A resident questioned whether incentives have ever been offered to get better attendance at the annual meetings. Ken answered that refreshments and gift incentives are being considered. The cost of calling for more legally required meetings to get a quorum would most likely be greater than incentives, so this is definitely a good idea.

One additional resident has volunteered to make phone calls to remind residents of the annual meeting and to give their proxies to someone attending the meeting. Another resident agreed to go door-to-door on his street to give reminders of the meeting and to gather proxies of those not attending.

A question was asked about the tunnel from Kinderton Village under I-40. Ken reported that this is one of the projects in the Bermuda Run Comprehensive Plan and most likely will be a 10-year project. Work cannot start on the tunnel area until work on the bridges and widening of I-40 have been completed.

The question was asked about how many homes in KV are rented. Ken responded that the only way to know is by the number of property owners who provide an offsite address to pay HOA dues. Currently it is estimated that there are approximately 49 (or 16%) offsite single family addresses that are apparently rented.

Meeting ended at approximately 8:30 p.m. Notes were taken by volunteer Patsey Bateman.