

Kinderton Village

Minutes of Master Board of Directors Meeting January 15, 2014

Hearing: There were two homeowner hearings.

Attendance: Susan Hicks, President, Pat Russell, Vice President, Helen Kelly, Secretary, Ron Morgan, Member, Ann Scofield, Scofield-Bishop Management Co.

The meeting was opened by President Susan Hicks at 7:30 p.m. at the Club House.

The December minutes were approved and sent to Mike Jenkins for posting on the KV website.

Treasurer's Report: Income: \$11,001.08 Expenses: \$7,301.55 Balance: \$82,766.21

Ann stated that as a result of the audit, there were four projects noted that should be paid from Reserve funds. She made the transfer of funds to the checking account to cover these projects.

Ron then moved to transfer \$83,500 from the checking account to Reserves, leaving \$36,000 in the checking account. Pat seconded the motion and the Board voted in favor of this action.

Removal of Downed Tree at Lake: It was suggested that we ask the company that is going to remove the tree to cut it up and stack it until they can get equipment down there to haul it off. Ann will contact the company.

Club House Floors: To be done in the spring.

Bushhogging Dell: Ann will contact Blakley and ask when they are going to do this.

Kilbourne and North Forke Kiosks: Ann will contact Bermuda Run to ask about getting kiosks and mail boxes fixed.

ARC Panel: Ron reported that the work is almost complete; still a debate on one paragraph. The Board was asked to approve the plant list so that it could be distributed on a limited basis. The Board approved the list.

Eastwood Homes Signs: Lisa Wall of Eastwood Homes will call Bermuda Run to ask about the size of signs permitted. The Board would prefer that a sign be placed at the first entrance rather than the main entrance.

Tree that appears infected on common ground at 145 North Field Drive. Pat had been out to look at the tree and states that it is badly infected and probably can't be saved. Ann will follow up and have Blakley inspect the tree.

Tyco Security Contract: Tyco is offering remote access by Smart phone, however, the Board is questioning how well this will work for KV. Ann will check with the pool people to see if they have any experience with this type of access.

Water Runoff at 141 North Field Drive: Ann will take a look at this problem and report back to the Board.

Dragonfly Lake Maintenance: We will check to see if the grass-eating carp were added to the lake. The Board voted last spring to add the carp to help keep the lake clean.

Dues Increase: The Covenants and Bylaws were checked and there does not appear to be a limit.

Annual Meeting: The Master Association meeting will be at 7:00 p.m. on Monday, February 17, 2014. The ARC and Club House Committees will be asked to give their reports. Also, the BOD 2013 accomplishments will be read.

KV Emails: Mike Jenkins' software is aging and the Board was asked if we might want Scofield-Bishop to begin sending the mass emails.

KV Sidewalks: It was brought to the Board's attention that there are some holes in sidewalks. Also, the contractor who built the homes on Kilbourne, D.R. Horton, did not clean the sidewalks when they were finished building, as they said they would. Ron Morgan and Pat Russell volunteered to powerwash the sidewalks on Kilbourne. A motion was made and approved to reimburse Ron Morgan for the cost of pressure washing equipment to clean the sidewalks on Kilbourne.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Helen Kelly, Secretary