

**Kinderton Village Homeowners Association
Master Association Board Meeting
Kinderton Village Clubhouse
June 25, 2014**

MEETING MINUTES

I. 6:30 p.m.Meeting Called to Order

- A. Meeting called to order by Helen Kelly, President
- B. Board Members present: Helen Kelly, President; Pat Russell, Vice-President; Ken Bateman, Secretary; Ron Morgan, Treasurer; Craig Carter, At-Large
- C. Board Members absent: None
- D. Property Management present: Ann Scofield, Manager - Scofield Bishop Management

II. Called Meeting of Sub-Association Representatives

- A. Meeting Purpose: Discuss Declarant proposed transfer of ownership of the Kilbourne Drive Common Area and the Common Area median in the middle of Glenmoor Avenue to the appropriate Association.
- B. Sub-Association Representatives present: Kathie Sears, Secretary, Single Family Association; Brenda Rollins, President, Carriage Homes Association.
- C. There was a detailed review and discussion. A consensus was reached that the Kilbourne Drive Common Area be assigned to the Single Family Association and the Glenmoor Avenue median be assigned to the Master Association. These assignments along with a list of specific conditions as recorded by Ann Scofield are to be presented to the Declarant.
- D. At the conclusion of this Called Meeting the Sub-Association Representatives left the meeting.

III. 7:00 p.m.Board Action Items Conducted/Approved Via E-Mail (May 28 - June 25, 2014)

--- Board Action Items

--- On June 24 Vice-President Pat Russell made the motion, via e-mail, for the Master Association to fund the expenses for the July 4th KV Children's Parade in an amount not to exceed \$75. The expenses would include decorations, prizes, watermelon, and frozen pops. By June 25 all Board members had responded with unanimous approval via e-mail.

IV. Previous Board Meeting Minutes Approval

- A. Ken Bateman made the motion to approve the May 28, 2014, Master Association Board Meeting Minutes with corrections as discussed by the Board. The motion was unanimously approved.
- B. Ken Bateman made the motion to approve the June 3, 2014, Joint Master and Single Family Associations Board Meeting with three (3) map attachments. The motion was unanimously approved.

V. Financial/Treasurer Report

--- Ann Scofield presented the financial report supported by financial documents.
(Below figures are rounded off to the nearest dollar.)

	<u>INCOME</u>	<u>BUDGET</u>	<u>VAR.</u>	<u>EXPENSE</u>	<u>BUDGET</u>	<u>VAR.</u>	<u>CASH</u> <u>BALANCE</u>
March	\$12,212	\$10,521	\$1,692	\$13,743	\$10,092	(\$3,651)	
YTD	\$55,744	\$53,875	\$1,870	\$59,870	\$54,142	(\$5,728)	\$125,531

YTD Expense (Over) Budget: Top Five Line Items:

1. Grounds-Other (\$7,568) * Note: Line item Lake Maintenance is \$3,013 under budget.
2. Insurance (\$3,778) **Note: Quarterly Payment plus overpayment error.
3. Pool Operations (\$3,724)
4. Pool Repair (\$1,281)
5. Legal Fees (\$1,279)

VI. Covenants Non-Compliance Report

- A. Ann Scofield mailed non-compliance/violation letters to (91) property owners.
- B. Ann Scofield, with approval of Helen Kelly, granted compliance extensions to (2) property owners.
- C. There was prolonged debate on the validity and rationale on granting of non-compliance/violation extensions without there being a Board Hearing. It was the consensus of the majority of the Board members that the Property Manager, with approval of the President, could grant compliance/violation extensions without holding a Board Hearing.

VII. Committee Reports

A. Architectural Review Committee

1. Ann Scofield presented a revised draft of the *Owner/Agent Application for Architectural/Landscaping Review Request* form that resulted from input from various members of the Architectural Review Committee, Single Family Association Board, and the Master Association Board.
2. After a brief discussion Helen Kelly made the motion to adopt the revised ARC Request Review form for immediate posting on the KVHOA website and for a copy to be included in the Resolution 2014-01 mail packet. The motion was unanimously approved.

B. Waterfowl Containment Committee

1. No report was given on the status of the legal compromise of egg nests. By observation it appears that the geese population on/at lake edge has had a slight increase from last month.

VII. Committee Reports (continued)

B. Waterfowl Containment Committee (continued)

2. The stakes, with Mylar strips, placed by Pat Russell have been effective in keeping the geese away from Bridgewater Drive street and sidewalks. Pat has recruited Doug Shell to help him place additional Mylar strip stakes at other strategic locations around the lake edge to discourage geese from coming onto the lake common area. Residents help in keeping these stakes, strips, and line in place is requested.

C. Clubhouse Committee Report

--- Pat Russell reported that the Clubhouse was rented (3) times during the month of May. \$120 was collected in rental fees.

D. Pool Committee Report

--- Pat Russell reported that the overflow drain has been repaired.

VIII. Unfinished Business

A. *Master Association Resolution 2014-01: Architectural Review Committee Guidelines, Standards and Specifications.*

1. Helen Kelly presented Resolution 2014-01 as approved by KVHOA attorney Steve Black for questions or comments.
2. Pat Russell made the motion to approve and adopt Resolution 2014-01 as of this 25th day of June 2014. The motion was unanimously approved. The resolution was then signed by President Helen Kelly and Secretary Ken Bateman.
3. A copy of Resolution 2014-01 and attorney cover letter will be mailed to all KVHOA Single Family Association members by the end of July. After the mailing, the resolution will be posted on the KVHOA website.

B. Master Covenant Amendment - Dedication of Streets to the Town of Bermuda Run

--- Refer to May 28, 2014, Master Association Meeting Minutes, Section IX. Ann Scofield is to follow up with attorney Steve Black on status.

C. Lake Maintenance Issues

1. Helen Kelly to follow up with Dragonfly Pond Works to confirm that dragonfly nymphs and carp were placed in the lake.
2. Helen Kelly to follow up with Dragonfly Pond Works on use of aquatic safe chemicals to rid the dell of cattails.

VIII. Unfinished Business (continued)

C. Lake Maintenance Issues (continued)

3. Repair of sewer drainage area including boulders, rip rap, etc.

--- Ron Morgan made the motion to pay Blakely Landscape Services \$2,150 to place erosion control fabric and large boulders at the mouth of the Brookstone Drive Common Area storm drain outlet into the lake to control erosion. The motion was unanimously approved.

D. Common Area Landscaping & Grounds Issue

1. Status of Common Area slope behind North Forke Drive

--- Helen Kelly and Ann Scofield jointly reported that the slope had not been mowed because of the need to wait for the grass to get taller so that it will reseed itself.

2. Removal of flower box from steep slope Common Area at the end of Parkview Lane and repair of erosion.

--- Ron Morgan made the motion to pay Blakely Landscape Services \$3,050 to remove flower box from slope and repair the steep slope area to avoid erosion

E. Bush hogging 10 - 15' behind homes on Kilbourne Drive.

--- Helen Kelly and Ann Scofield asked if anyone knew if this work had been done. None did!

IX. New Business

No new business requiring Board action was discussed.

X. Meeting Adjournment

--Motion to adjourn the meeting was made by Pat Russell. The motion was unanimously approved and the meeting adjourned at 9:47 p.m.

The June 25, 2014, Master Association Board Meeting Minutes are submitted for Board approval by:

Ken Bateman, Secretary
Master Association Board of Directors
July 3, 2014