

KINDERTON VILLAGE MASTER  
**Board of Directors Meeting**  
**Wednesday, July 15, 2015 – 6:30 p.m.**  
Minutes

**Meeting Called to Order at:** 6:36PM.

**Board Members Present:** Pat Russell President; Thomas Bongaerts, Vice President; Jason Garms, Secretary; Craig Carter, Member-at-Large      **Absent:** Ron Morgan, Treasurer

**HEARINGS:** 6:30 – 7:00

1. One resident discussed their violation. The violation was resolved and recorded as being in compliance.

**Prior Month Meeting Minutes:** Pat Russell made a motion to approve the meeting minutes from 6/24. The motion was seconded by Thomas Bongaerts.

**Treasurer's Report:** Expenses are tracking well with the current plan and we are under budget year-to-date. Financials are posted at [www.priestleymanagement.com](http://www.priestleymanagement.com). Ann to send information on status of the reserve account compared to the reserve study for the current period.

**Committee Reports:**

1. **Pool:**
  - a. Ann to contact Pool professionals to ensure they are familiar with resetting the utility closet power supply when there is a surge during a storm
2. **ARC:**
  - a. Ann to send notices to several owners for failure to comply to notices
    - i. Ann urges residents to contact her in response to violations, and let her know there is a plan to resolve the violation.
    - ii. A 5 day letter will be sent, giving 10 days to comply, and then a \$1/day fine will be imposed and pool pass suspended until the violation is resolved.
  - b. Little Free Library
    - i. Awaiting sample to proceed.
3. **Waterfowl Containment:**
  - a. The containment string will be put on hold for this season.
4. **Club House:**
  - a. The board discussed the need to make certain the trash is being properly removed from the clubhouse as the cans have been seen overflowing.

**Unfinished Business:**

1. Sink hole: Sink hole has been fixed. The town of BR has said the root cause was an improperly backfilled hole during the initial construction.
2. On Street Parking: Notice sent to the neighborhood in regards to on-street parking. Ann to send an additional notice informing residents that if on-street parking is not improved, the board will

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request the Town of Bermuda run place no parking signs on designated sides of the street. Cars in violation will then be ticketed.

3. Bus Stop: Signs have been ordered for restricting parking on town park at park view and will be placed once received.
4. Extension of Lakeside Crossing: Lee Rollins is waiting documentation on land plat before proceeding.
5. South Entrance: The board currently has one bid for an 8 ft long and 5 ft tall entrance sign at a cost of \$6,200. Additional costs for landscaping and irrigation will need to be considered. The board will get additional quotes. Reserve study needs to be evaluated to determine when proceeding with the entrance sign is most appropriate.
6. 4<sup>th</sup> of July Parade: Pat has enlisted the help of another resident to take over the 4<sup>th</sup> of July Parade duties.
7. The board is looking for a resident to take over the managing of the clubhouse. Pat Russell has been in charge of the clubhouse responsibilities on a volunteer basis, but will be scaling back his role.
8. Signs “Restrictive Covenant” Community at entrance: New signs will be ordered to replace the faded signs.

**New Business:**

1. Playground Committee: Jean Carter and Lauren Hudson have expressed interest in forming a committee to investigate the costs of renovating the playground.
2. Ann presented the budget for review to prepare for 2016 budget.

**Adjournment:** Pat Russell made a motion to adjourn the meeting. The motion was seconded by Thomas Bongaerts; meeting adjourned at 7:36 P.M.

Respectfully submitted,

Jason Garms, Secretary