

KINDERTON VILLAGE MASTER  
**Board of Directors Meeting**  
**Wednesday, August 19, 2015 – 6:30 p.m.**  
Minutes

**Meeting Called to Order at:** 6:25 PM.

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

**Prior Month Meeting Minutes:** Jason Garms made a motion to approve the meeting minutes from 7/15. Ron Morgan seconded the motion.

**Treasurer's Report:** Monthly expenditures from Pool Professionals exceeded plan, Ann Scofield to verify billing. Reserve account is currently tracking well to the reserve study plan.

**Committee Reports:**

1. **Pool:**

- a. Pool Professionals representative, Jordan Cooper, attended the meeting to discuss the potential options for resolving the pool pump issue. Current motor continues to frequently overheat, resulting in the shutdown of the pumping system. Pool Professionals had the electrical portion of the system diagnosed by an electrician. Following the replacement of a breaker and wiring, the electrician deemed the system to have no faults.

Given no electrical faults remain, Pool Professionals recommend replacement of the motor. A standard replacement motor and upgraded motor with frequency modulation were quoted, at a cost of \$6,576.54 and \$11,500, respectively. Pool Professionals recommended the motor with frequency modulation (\$11,500), as the motor would be capable of consuming less power during the off season, providing a potential cost savings.

Jason Garms commented that he was suspicious the motor is faulty, and questioned whether the pumping room was being properly ventilated or if another factor is contributing to the intermittent shutoff. Jason Garms will review the pumping specifications and evaluate if Pool Professionals have formed the correct conclusion prior to the board authorizing the replacement of the motor.

2. **ARC:**

- a. Little Free Library
  - i. Pat Russell to obtain quote for having one unit built.

3. **Waterfowl Containment:**

- a. Feedback suggests the geese issue has slightly improved.

4. **Club House:**

- a. Pat Russell commented that a volunteer to oversee the upkeep and renting of the club house responsibilities needs to be found, as he will be unable to perform this duty in the future. Interested residents are encouraged to contact the board for consideration.

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**Unfinished Business:**

1. On Street Parking: No updates.
2. Bus Stop: Signs ordered by the Town of Bermuda Run. Once signs are in place, the Sherriff's department will begin ticketing for parking violations. Ann Scofield to advise sending a notice to the condominiums and quads to inform of the new parking enforcement.
3. Extension of Lakeside Cross: No updates.
4. South Entrance: The board received a quote of \$6,300 for the masonry work to duplicate the brickwork on the main entrance.
  1. Pat Russell made a motion to approve the selected contractor and begin construction of the south entrance sign. Ron Morgan and Craig Carter voted to approve. Jason Garms voted against the motion. The motion was passed with 3 votes in favor and 1 against.
5. Signs "Restrictive Covenant" Community at entrance:
  1. Signs will be duplicated and replaced as current are faded
  2. Pat Russell will also repair the "No Solicitation" sign at the front of the entrance that has been knocked down.

**New Business:**

1. ARC Guidelines - Trees in Common Areas
  - a. Ann to speak with Lee Rollins of Bermuda Run and re-iterate how the town does not have authority to approve the removal of neighborhood tress without the Master Association's consent. It is also noted that trees removed as issues arise are intended to be promptly replaced as budget allows.
2. Budget:
  - a. Ann has prepared the draft budget for 2016. The budget will be reviewed and approved by September in preparation for the annual meeting.
  - b. Ann mentioned that the new construction resulted in an increase of homes from 310 to 318. For budget purposes, 320 will be used for 2016.

**Adjournment:** Pat Russell made a motion to adjourn the meeting. The motion was seconded by Craig Carter; meeting adjourned at 8:25 P.M.

Respectfully submitted,

Jason Garms, Secretary