

MINUTES
KINDERTON VILLAGE SINGLE FAMILY HOMEOWNERS BOARD
MEETING

JUNE 09, 2010

1. The meeting was called to order by Bruce Welch, Vice-President, at 6:30 p.m. at the KV Pool House.
2. Present were Bruce Welch, Vice President; Pat Russell, Treasurer; and Dick Heriot, Secretary. Not present were Todd Kiger, President (Vacation), and Trent Adams, At-Large.
3. The minutes of May 12, 2010, were approved as written.
4. Financial Report: Bruce Welch
No report, as financials are only reported on a quarterly basis.
5. Master Board Report: Bruce Welch, Single Family Board Representative
 - a. Speed Bumps: No progress from last month. Shannon Ragan, CAS, will get an engineer to advise us on need, type, number and cost.
 - b. Pool Update: New contract with Pool Professionals has been approved. Performance has improved but needs more emphasis on cleanliness, particularly in the bathrooms. Shannon will discuss this with the company.

The Deputy Sheriff caught several young boys in the pool after closing time. The Sheriff could not press charges because the Association did not have the proper signage, i.e., "No Trespassing." This has been corrected. The Club House was also broken into. The Board is looking into an alarm system and camera surveillance system.
 - c. Tree Replacement on Parkview Lane: Bruce Welch is working with the contractor and the developer to determine who has responsibility for this.
 - d. Sidewalk Repairs: Work will begin next week. The first priority will be to repair the unsafe areas, and then those areas that need replacement because of large cracks will be repaired in the second phase.
 - e. Basketball Court: The Board was reminded that prior to the residents taking over control of KV that Trent Adams (AEA) had been given a diagram of the proposed court and a desired location. Bruce Welch will follow up with Trent Adams to get this work started. Cost to be charged to AEA.

6. Property Manager Report: Shannon Ragan, CAS (read by Bruce Welch)
 - a. Contracts: All contracts will be reviewed and approved by the Master Board.
 - b. Shannon is instructed to have Budd Group do weekly mowing on the bank of the pool parking lot on the side opposite the pool.
 - c. Widening of Alley Ways: Shannon Ragan, CAS, is to get with Republic Waste Management to determine what needs to be done and then coordinate with Trent Adams, AEA, to get bids and perform the work. This will be at AEA's expense since the need for the work existed prior to the residents taking over Kinderton Village.
 - d. Volleyball Court: Matt Riggs has been given the approval to proceed. Bruce Welch will check with Matt to determine when the work will start.
 - e. ARC Update on Violations and Hearing: A hearing has been scheduled for Saturday, June 12, at 8:00 a.m. in the Club House. The involved individuals have been notified to attend.
 - f. Dead Tree Removal: The Master Board has arranged with the Budd Group to remove the tree in question.
7. Single Family Report: No report was given as Todd Kiger was away on vacation. Dick Heriot did report that the common area gazebos had been repaired and the side of the Club House had been cleaned.
8. Single Family Secretary Report: Dick Heriot
 - a. Creation of Needed Committees: Dick Heriot spoke of the need for a more structured committee organization. The Board will determine what committees are needed and will solicit volunteers to fill those positions.
 - b. Annexation: Dick Heriot stated that all KV residents would receive a letter announcing a called meeting to discuss the pros and cons of KV being annexed by Bermuda Run.
9. There being no further business the meeting was adjourned at 7:05 p.m.

Submitted by:

Dick Heriot, Secretary
Single Family Board of Directors