

MINUTES

Kinderton Village Single Family HOA Meeting Minutes

August 11th, 2010

KV Club House

1. The meeting was called to order by Todd Kiger, President, @ 6:29pm at the KV Club House.
2. Present were Todd Kiger, President; Bruce Welch, Vice President; Pat Russell, Treasurer; Dick Heriot, Secretary. Not present were Trent Adams, At-Large and Shannon Walton, CAS, Inc. Mr. Kiger reported that Shannon had informed him that she only needs to attend one meeting per quarter per our contract with CAS.
3. Mr. Heriot moved that the minutes of July 21st, 2010, be approved as written. Mr. Russell seconded.
4. Financial Report from Single Family Treasurer Mr. Pat Russell: Mr. Russell said that Single Family financial reports only apply on a quarterly basis. He said that the report today is the same as last month's, and that he would have a financial report in September. A question was raised as to whether the outstanding dues amount of \$7,727.75 had been improved. Mr. Kiger said that Shannon Walton was to have reported on this tonight.
5. Master Report from Master Board Rep. Mr. Bruce Welch
 - a. Pool Amenity Update and discussion
 - i. New fence around pool: Mr. Welch reported that he had received a letter from the State of NC listing the requirements on fencing around pools. Our fence around the pool does not satisfy the requirements. A new fence will be installed after the KV pool closes this year. Mr. Welch does have estimates for this work. This is a Master Board decision.
 - ii. Swipe card entry system: Mr. Welch reported that the keys to the clubhouse/pool will disappear. Swipe cards will replace keys. It is not yet known how many cards each family will receive.
 - iii. Security Alarm System: Mr. Welch reported that security cameras and motion detectors will be installed in the pool and clubhouse. Several estimates are already in hand.
 - iv. Cleaning Contract: Cleaning of the clubhouse has not been good. Mr. Welch said that a meeting was held with the cleaning company and that the situation has improved.
 - v. Lights: Mr. Welch reported that we will wait to see if we make a decision to let the pool be open after dark, before making the decision on installing lights under water in the pool.
 - vi. Posting of New Pool Hours (After Pool Lights are Installed) Discussions have been had about letting the pool stay open past 8:00pm. There is 1 to 1½ months during the year when the light of day lasts longer than 8:00pm. Mr. Welch said this topic will be revisited next year.

- b. Sidewalk Repair – Update: Mr. Welch reported that some sidewalk sections have been missed in grinding, but that a lot has been done. Thirteen sections in the quads need to be completely redone. The Master Board got estimates and approved the work to be done in the quads. This work should be completed in the next ten days. Mr. Kiger verified that these sidewalk sections would be broken up, pulled out and replaced. Mr. Heriot voiced concern over the appearance of North Forke, NorthField and Parkview and wanted to know what was going to be done about the cracked sidewalks. Mr. Welch answered that cosmetic cracks were not being done right now—just hazardous stuff. Mr. Heriot asked Mr. Welch to make sure that AEA put a timetable on all sidewalk fixes in Kinderton. Mr. Welch stated that it's got to be done – whether AEA or we do it. Mr. Russell said that the grinding of the sidewalks down Parkview looks horrendous; and that when it rains, “whitewash” runs everywhere. Mr. Kiger feels that we have to nail down who is going to pay for sidewalk repair and asked Mr. Welch to pinpoint a commitment with Mr. Adams.
 - c. Basketball Goals
 - i. Location: Mr. Welch reported that in the next 4-5 days, we will have one basketball goal at one end of the pool/clubhouse parking lot. This will be a test before another goal is put up. Discussion ensued on the fact that a use test starting the week before school starts is not an ideal test time. Also, where will the second goal be installed? Placement affects whether or not real games may be played. It was noted that this scenario is not what was promised to this community by AEA.
 - ii. Number of Goals: See “item i” above.
 - d. New Dog Park – Discussion: Mr. Welch reported that while meeting on the fence for the pool, the Master Board thought why not use the fence for a dog park instead of trucking it out? Mr. Welch also said that a dog park is just an idea at this point and that at least an acre of land would be needed.
6. Property Mgr. report from Ms. Shannon Walton/ CAS, Inc.: Because she was going to be absent from this meeting, Ms. Walton emailed her updates to Mr. Kiger which he passed on at this meeting. Additional items brought up at this meeting that Mr. Kiger will ask Ms. Walton to address are: (1) Ask her to ask Matt Riggs to pick up the wood left in the parking lot from the building of the volleyball court; and, (2) Have Ms. Walton ask Matt Riggs who the vendor is that ran over the irrigation system in front of the clubhouse. Mr. Welch also reported that a telephone line had been cut at the pool house. In addition, Mr. Welch reported that members of the new pool committee now have orange shirts and have the authority to question residency of pool goers. He feels that KV has a really great pool committee right now. And, finally, Mr. Russell brought up the last non-agenda item – he feels that the lowest bid was not chosen for the pool management contract. Some discussion ensued on who signed the contract. Mr. Kiger asked that this topic be tabled until the next SF HOA meeting when Ms. Walton would be in attendance.
- a. SF alley ways – Update from Republic Waste Mgt.: Ms. Walton has contacted Republic twice resulting in no answer back. She has put in another call.
 - b. Covenant Status Update on violation letters, liens, foreclosures: Two homes are being fined \$100 a day for violations.
 - c. Monthly HOA Report on Outstanding Dues: Ms. Walton sent Mr. Kiger an attachment on this topic which he could not open.

- d. Silt Ponds / Settlement Basin – Update: Ms. Walton has not yet heard from Mr. Adams if the silt ponds can be joined. She cannot proceed until she hears from Mr. Adams.
- e. Lawn Maintenance – Discussion Regarding Budd Lawn. Maint.: We may not have a signed contract with Budd. Mr. Heriot reported that there are 3 or 4 signed contracts out there, but he did not know if Budd is working off of any of those. Mr. Kiger said he would take this subject back to Ms. Walton on 8/12/10.
- f. Additional report from Ms. Walton – Lake Drain: Instead of contracting out to clean debris from the drain in the lake, we asked the Fire Dept. to do it while they were doing their training exercise. Unfortunately, there was eggs in it at the time, so the nest could not be disturbed. Ms. Walton has asked David Rissa (sp?) from the Davie County Rescue Squad about removing the debris, but she has not had a response.
- g. Additional report from Ms. Walton – The back hill between the clubhouse and the residences on North Forke Drive: Ms. Walton has contacted a horticulturalist in the Davie County extension program. They plan to meet in the next two weeks.

7. Single Family Secretary Report from Mr. Dick Heriot

- a. Annexation Report: Mr. Heriot reported that he had a report by street, homes per street and number of signatures for annexation. The following are the percentages thus far: 60.8% of single family homes have signed, 44.4% of the condos on Oak Wind, 37% of the condos on Townpark, and 52.7% of the quads. There will be a meeting the evening of 8/16 between Pat Collins and the townhome owners on annexation. Overall, 57.5% of homes have approved annexation. Technically, that is enough signatures, but the annexation committee is striving for an overall percentage in the 60's. About 50% of the homes visited have no one at home. Mr. Heriot went on to say that once the annexation request is turned over to Bermuda Run, the signatures need to be authenticated and a public hearing needs to be held. At the public hearing, those who want to speak against the annexation may; and, then, those for annexation may speak. Within a week, Bermuda Run will make a decision; and, then, an ordinance will be approved by the State of NC. If the KV annexation request goes to Bermuda Run in September, we could be annexed in January, 2011.

8. Floor yielded and open to attending membership for questions and comments.

Mr. Kiger recognized Ken Bateman and Mike Jenkins for their work on the Communications Committee and the KV website. He said that they were greatly appreciated.

There was audience discussion of the proposed basketball goal, and the proposed swipe card system.

Messrs. Kiger and Welch will investigate problem sidewalk and drainage areas around Townpark and Parkview.

9. Mr. Welch moved to adjourn this meeting at 7:36pm. Mr. Heriot seconded this motion, and the meeting was adjourned.