

(THIS A DRAFT OF MEETING MINUTES - OFFICIAL APPROVAL OF THESE MINUTES WILL NOT OCCUR UNTIL THE 2011 ANNUAL MEETING)

Kinderton Village Single Family Annual HOA Meeting

February 23, 2010
Hillsdale Bapt. Church
Advance, North Carolina

Meeting began at approx. 7:00 p.m.

Chair, Todd Kiger, opened the meeting by establishing that a quorum was established.

Todd introduced the attending Board members, Pat Russell and Bruce Welch and also introduced Shannon Ragan, Community Manager from CAS, Inc.

The minutes from the 2/23/09 Annual Meeting were unanimously approved with one change.

Bruce Welch, Treasurer, gave a financial report. There are currently \$8,000 in delinquencies and \$8,000 in pre-paid accounts for the association. CAS is working diligently to collect the delinquent accounts.

Committee Reports –

Ken Bateman, Chair of the Communications Committee, gave a synopsis of the purpose of the committee.

Mike Jenkins, Chair of the Website Committee, gave a synopsis of the purpose of the committee. If anyone would like to be added to the website, they can send an e-mail to communications@kindertonvillage.org.

Debra Moore and Liz Jenkins of the Welcome Committee gave a synopsis of the purpose of the committee. There are currently 6 members of this committee. Their mission is to welcome all new residents to Kinderton Village with a welcome letter and a binder including community information.

New Business –

The area between the streets and sidewalks was discussed. The Board voted that this area would now be the responsibility of each individual homeowner. Each homeowner will be responsible for mowing and maintaining good ground cover. A letter will be sent to all homeowners letting them know of this change. A homeowner asked if this was going to be voted on by the homeowners. Todd Kiger stated that this was already voted on twice by the Board of Directors and would not be brought up for additional discussion or vote at this time.

The Board has been discussing the possibility of adding speed bumps to the community. The Board will discuss this further at a future meeting, as a Civil Engineer needs to be hired before any decisions can be made. The discussion was tabled.

The alleyway corners were discussed. The Board has been discussing removing the corners so that the trash trucks can have better mobility to get into the alleyways. The Board will be discussing this further at a future meeting. The discussion was tabled.

Other discussions for future Board Meetings included an Annual Community Yard Sale and Lake Amenities.

Election –

Two homeowners were nominated for election to the Board. The nominees were Linda Boehm (124 Parkview) and Pat Russell (117 Parkview). Each candidate gave a brief statement on why they would like to be on the Board.

The ballots were counted by 2 homeowners and management.

The election results were: Linda Boehm – 32 votes
 Pat Russell - 55 votes

Pat Russell will serve a 3-year term.

Meeting ajourned at 8:05 p.m.

Respectfully submitted,

Shannon Ragan, CAS, Inc.