

MEETING MINUTES  
KINDERTON VILLAGE SINGLE FAMILY BOARD OF DIRECTORS  
OCTOBER 14, 2010

1. The meeting was called to order by Vice President Bruce Welch at 6:36 P.M. President Todd Kiger was unable to attend because of a business obligation.
2. Those in attendance were Bruce Welch, Pat Russel, Shannon Walton (CAS, Inc.) and Dick Heriot.
3. The minutes of the last meeting on August 11, 2010 were approved as published.
4. Recognition and Appreciation :

**Ms. Linda Boehm** – Dick Heriot, Secretary expressed the Board's appreciation to Linda for her willingness to act as Recording Secretary for the purpose of recording meeting minutes. Unfortunately, Linda has become seriously ill and unable to continue. We all wish her the best and pray for her recovery.

**Mr. Ken Bateman** – Bruce Welch, Vice President expressed the Board's appreciation to Ken for his efforts to set up an outstanding and effective Communications system for the entire Kinderton Village. Through his efforts and that of Mike Jenkins we now have an effective tool for communication with most KV residents. Ken has resigned as Chairman of the Communications Committee to pursue other interests.

5. Single Family Financial Report – Pat Russel gave the 3<sup>rd</sup> Quarter financials for the Single Family Homeowners Association. This report may be reviewed in the Kinderton Village Web Site. We have 11 residents over 90 days in arrears with their Homeowners dues. Unless paid, a lien will have to be placed on their homes.

6. Master Board Report – Bruce Welch

(1) The new pool fence has been installed

(2) The card access system will be installed within the next two weeks. This system can be deactivated when the pool is closed. The system will also deny access to anyone with delinquent dues.

(3) All work on the pool, weather permitting, will be completed by the end of next week.

(4) After completion of the pool work, a Homeowner gathering with hot dogs and cold drinks is planned so that all residents can view the pool improvements.

(5) Sidewalks – There are still 10–12 sections to be repaired.

(6) Landscaping – Estimates have been received for improvements to the bank across the street from the pool house as well as the west side of the condos.

7. Property Management Report – Shannon Walton, CAS.

(1) Single Family alleyways. Still no solution. AEA, the developer, states that their Engineers correctly laid out the alleyways, however, Republic Waste Services state that their trucks, the same trucks they have always used, are unable to make the turns onto some of the alleyways. Since residents were promised garbage pickup in their alleys, it's imperative that this situation be resolved. The board instructed Shannon Wanton to get estimates on widening the corners so that the garbage trucks can make all turns and will have the work done. It is the board's opinion that AEA should bear this expense, but to wait for their agreement is unfair to the residents. We will have the work done and then negotiate to have it done by the developer, AEA.

(2) Silt Ponds – It is OK to cut those banks allowing the pond water to circulate through, however, for budget reasons this will be done in the Spring.

#### 8. Annexation Report – Dick Heriot

Having achieved a comfortable majority of the resident's signatures in favor of annexation by Bermuda Run, Dick Heriot, Mike Jenkins, and Ken Bateman presented the package to the Bermuda Run Town Manager and the Town Attorney. They accepted our package with compliments and in turn presented our petition to the Bermuda Run Town Council. The council will decide, hopefully this month on the time table to be followed.

9. Public Comments – It was requested and approved to have Shannon Walton (CAS) to have all of the mail Kiosks pressure washed and painted.

There being no further comments, the meeting was adjourned.

Dick Heriot

Secretary