

**Kinderton Village  
Master Board Meeting  
April 19, 2017**

**Attendees:** Ann Scofield, Becky Myers, Roger Williams, Jean Mock, Camie Osborne, Eric Moore, and Bonnie Russell

**Absent:** Brenda Rollins

Roger opened the meeting at 5:06 pm.

Thomas Moore, Client Service Mgr. with Dragon Fly spoke to us about the erosion on both ends of the lake. Also Muskrats and Beavers are doing damage. Recommended trapping them and doing a seasonal or monthly contract. Need to allow a buffer to grow up around the lake. Also offered ways to deter the geese. The buffer will not deter wildlife.

Dragonfly will prepare a proposal using 50' minimum of shoreline planting and tackling the erosion issue. Once the planting established, will keep the geese out. Could use wildlife netting until established. Takes one season to establish. Could use rushes for winter time.

Cost: \$ 1845./yr. includes four visits a year. This does not include any construction, repair, moving dirt or rock or debris.

Asked for a proposal to come 6 times a year – staggered to include winter. They do not stock fish, would have to sub-contract for that. Need to restock every 5 years.

**Violation:**

- Karen Nickalay, owner of 137 Rosewalk was present. Renter had soccer goals in yard. She stated that she is in the process of having them evicted and issues are being taken care of. Trash in yard has been cleaned up.
- 32 this month. Some have already closed out.
- Had 4 scheduled for tonight – 1 came, 2 already closed out, 1 will start fine of \$100./mo.

Roger stated that on the following:

1 – running business out of home. Addressing now.

1 –landscaping equipment in parking lot.

1 – running a nail salon

Checking on several other issues.

### **Paving Project:**

Eric Moore – President of Single Family Board reported on Bid from Rustan Paving came in at \$57,500. To pave and strip the pool parking lot and road leading up to the pool.

They stated that the sub grade looks very good now, but still large cracks and will get worse with time. Only one bid came in. Will be 60 days until they can start, which means it will hit during pool season. Estimate 4 days to complete.

Eric made the motion to accept the bid and move forward. The motion was seconded and board approved. Asked that the homeowners be notified that this is coming! Include with the pool rules that will be sent out.

Minutes from the March meetings (15<sup>th</sup> and 30<sup>th</sup>) were reviewed. Be sure to respond your approval when minutes received. Motions made and approved.

Finances: see attached report – will also be posted on the website. All accounts at North State Bank.

Treasurer's report was approved.

### **Mgmt. Report:**

- Annual Plan – reviewed
- Signage – will add a sign at each playground with rules. Approx. \$100. Each installed.
- Motions made and approved.

### **Maintenance Projects:**

- Bids to pressure wash clubhouse: Pool Professional approx. \$400-500.
- Received another from "Chester" for \$250. + \$125 for walkways. Becky will check to be sure he has the proper insurance coverage.
- Motion made and approved to do the pressure washing.
- Also will have Pest control done after the washing and paint the front door and bathroom doors.  
Note: Pool Professional does all the areas around the pool.
- Note: Paid attendants only on weekend. Can't afford to have all week. Camie asked if volunteers could help?

### **Committee reports:**

- ARC: nothing open now, all approved at this time.
- Handicap signs for Quads. Ann to check on this.
- Interviewed new candidate for ARC board – Vickie Lail. Motion made and approved to accept her.

- Clubhouse: Jean Mock returned a check that was for the rental in February. Needs to get back from the homeowner. She will get with Ann.
- Water fowl containment:  
Roger has destroyed one nest.
- Pool Furniture:  
Purchased 4 new umbrellas for metal tables out by the pool. No money for additional furniture. Need a pool committee!
- Playground: new swings are loved! Suggested more ideas for younger kids. Will ask Geraldine if interested in getting more.

#### Unfinished Business:

- Paving Project: accepted bid
- Landscaping: Borders on Oakwind is supposed to be 20' beyond sidewalk to new developed area. Check with Trent to confirm this will be done. Now, not that wide.
- Clogged Drain: Bid from Blakely - \$19,565. No issue with houses there. Since so much review and work has been done already, would have to start over with another contractor to get a second bid. Eric expressed his concern for a second bid, but all understand that another contractor would have to start from scratch, and we would own Blakely for what he has already done. Motion was made and approved to accept Blakely's bid.

#### New Business:

- Reserve Study: Time to update – been over 5 years.  
Asked Mo Pacini for quote – he has estimated \$2100. Could we wait til next year, after the paving is complete. Need all info before starting the budget in Aug./Sept. Takes about a month for him to complete. Ann will ask Mo to submit a proposal.

Eric Moore stated he had some SF activities he would like the board to approve - to involve the community.

- Family movie night – someone will do for free. Set up on the lawn at the clubhouse. Do 2 – 3 during the summer. No outside vendors – bring your blanket, chair and snacks. Motions were made and all approved.
- Treasurer Hunt – run over the summer. Clues sent out by email and posted on kiosk. Money for the prize. Approx. \$40. More details later. Motions were made and approved.
- Annual 4<sup>th</sup> of July Parade – has been very successful. Smith Grove will bring the firetruck again. Budget \$100. Buy flags and place along the streets.
- Motion was made to give \$150. From the MB for summer events.
- Easter egg hunt was very successful. Will need more funding for next year.
- Yard sale will be in October. Move to parking lot and park in field

Master Violation: Camie had some questions relating to the sub-associations. She will get with Becky and Ann to review.

Ann stated that the hill at 157 Rosewalk is considered natural area. Will keep as that.

Roger spoke with Erin Burris at Bermuda Run and read a report from Lee Rollins that is posted on the website concerning the soccer complex additions.

- Road/access request from inside Kinderton Village will be removed
- Restrooms and parking lot near Kinderton will be removed
- Walking trails near KV will be removed

A copy of this notice will be sent to the residents of KV letting them know how they can respond to these requests.

With no further business, a motion was made to adjourn and was approved.

Meeting was adjourned at 8:07 pm.

Submitted by Bonnie Russell, MB Secretary