

**Kinderton Village  
Master Board Meeting  
May 17, 2017**

**Attendees:** Becky Myers – Priestly Mgmt., Roger Williams, Camie Osborne, Jean Mock, Brenda Rollins, Eric Moore, and Bonnie Russell.

President Roger called the meeting to order at 5:00 pm. He is concerned about the length of our meetings and wants to stay on track.

Minutes were approved on line.

Treasurer report was presented by Becky Myers – see attached.

- Staying on budget, looks good. Electric bills are getting coded incorrectly for clubhouse. All should be together under one budget figure.
- Reserve budget – paving was not budgeted so is a variance. Have access to \$107,000. in reserve.
- Drain on Sweetwater will be \$19,000. And paving parking lot will be \$57,000.

**Management Reports:**

Annual plan for May:

- Review financials, property reviews, pool opens May 20<sup>th</sup>
- Maintenance – fertilizer being put down in common areas.
- Pest treatment for clubhouse
- Playground new signs are up
- Drainage plan set
- Paving to begin

Violations: see attached, pg. 12

- Garden on one lot – letter sent
- Eric stated yard next to him not kept up
- Brenda asked what is the rule of thumb for yards not kept? Letters go out.
- Some locations on the lower part of Kilbourne need to be reviewed.

ARC Request:

- 5 open requests – currently working on these
- Needed two more people on the committee. Had 2 but one withdrew their name. The other one lives on Bridgewater – works from home – inspector for the State – Jeff Hinkle.
- Brenda and Roger recommended we vote Jeff onto the ARC. Motion was made and approved.

Committee Reports:

- Landscaping / Oakwind strip – grass planted as temporary measure. Will be replaced
- Need to wait and get the development more advanced, then see how things go and what is needed.

Clubhouse Report – Jean

- Keeping clean – several rentals this month and June
- Can extra guests use pool if rented the clubhouse? Only 2 guests per resident. Any exceptions would have to be approved. Especially crowded on the weekends so not a good time to allow extra guests.
- Jean will keep the pool rules on hand to address questions as they come up.

#### Waterfowl containment:

- Still lots of geese
- Roger destroyed one nest.
- Told Blakely to not mow 2 feet from the shore line. Let that grow up as the gees don't like to cross it.
- Eric stated he caught a boater on the lake. Asked him to leave as boats not allowed. Refused so Eric called the sheriff.
- Dragonfly quote to repair a 50' section of shoreline was \$2,480.00. Beavers have been spotted. No new signs of muskrats per Pest Mgmt. Need to clarify where the 50' section will be. Table for now.

#### Playground:

- Will need more swings as new area is completed.
- Need another basketball goal area and a bicycle rack.
- Hold on these until new homes are completed.
- Becky suggested that Jean get with Geraldine and come up with a plan for additional equipment. Also the placement of a basketball pad. Depending where it is placed, may need a fence around it, if close to the street. Look at the common area near the Kiosk at Kilbourne.

#### Pool:

- No results from a pool committee request.
- Maybe when pool opens can get some active ones interested.
- Becky will make a notice and Roger will post at pool.
- Working on old furniture for this year. Some new umbrellas.

#### Unfinished Business:

- Eric stated that the paving project will begin May 30<sup>th</sup> at the pool parking lot and drive.
- Will take about 3 days if weather good.
- Maps sent out and posted on Kiosks showing which alleys and schedule
- Any cars in parking lot will be towed at owner's expense.
- Eric will be checking on this regularly and send out multiple reminders.
- Eric asked board if the house with the purple shutters and door was approved by the ARC committee? Send Becky the address and she will check.
- Residents are using the dumpster at the condos. One had previously lived in the condos and now in a house close by.
- Eric and Roger met with the Twin City Soccer folks – had a good meeting. Bottom line is that either the soccer complex buys the additional land or a developer will and build multi-family dwellings. If that happens, then will need access through KV. Appears the best solution for KV is to let the soccer complex buy it. They will not put a road to KV and will alter their plans for other additions near the houses on Kilbourn.

#### Clogged Drain on Lakepoint:

- Starting May 18<sup>th</sup>, project will begin and take about 5 days.
- Owner Chris Ballenger is concerned it has affected his house – settling. Video camera from inside the drain showed no damage to his house. Chris wanted a copy of the scope of work to be done. Becky sent him a copy of the letter from John Gray that was sent to Blakely. We need to contact our lawyer in case Chris wants to pursue this further.

#### Reserve Study Quotes:

- Received 2 quotes.
- Put into budget for 2018.
- Motion mad and approved

ARC guidelines updates:

- Need MB approved & ARC too.
- Will go on website after approvals.

Website:

- Becky stated that she contacted a company about handling our website. They quoted \$150. A month. Waiting for a proposal from them.
- Need to get settled before ours ends on June 15.

New Business:

- Camie stated that the goal at the clubhouse needs repairing and has someone that will weld at no charge. Camie will send info to Becky.
- Roger shared he spoke with Jeff, the new ARC member.
- Becky has a deal for another goal. Check with Eric if the pavers would do a pad while they are paving? Hold for now.

With now further business, a motion was made and approved to adjourn at 6:40 pm.

Submitted by  
Bonnie Russell  
KV/Master Board Secretary