

## MEETING MINUTES

### KINDERTON VILLAGE SINGLE FAMILY BOARD OF DIRECTORS

January 17, 2011

1. The meeting was called to order by president Todd Kiger at 6:28 P.M. Todd welcomed all visitors.
2. Board members in attendance were Pat Russell, Bruce Welch, Shannon Walton (CAS), and Dick Heriot.
3. Minutes of the November 10, 2010 meeting were approved as written.
4. Treasurer Report: Pat Russell - no report as CAS will not have the last quarter report until January 19. The delinquent dues come to a total of \$13,658.57. Those over 90 days overdue involve 13 homes totaling \$7,700.00. These 13 homes have been turned over to an attorney and will have liens placed on the property. This could result in eventual foreclosure. Those less than 90 days overdue have been given first, second and third notices.
5. Master Board Report: Bruce Welch
  - ✓ A. The Master Board will meet February 2, <sup>2011</sup>~~2011~~ to determine the process of issuing key cards to the pool. The initial cards will be free, but there will be a fee to replace lost cards. In the future the Master Board will meet quarterly on the third Monday of the first month of each quarter. Master Board meetings are currently not open to visitors.
  - B. Replacement trees have been planted on Northfield and Parkview.
6. Property Managers Report: Shannon Walton:
  - A. Single Family Alleyways: Modification of the alleyways to accomodate the garbage trucks is on going. As soon as it is determined how much real estate is required and each property owner notified, work will begin.
  - B. All violation fines have been paid in full.
  - C. The Kinderton Annual Meeting of all residents will be held February 24, 2011 at the Hillsdale Baptist Church beginning at 6:30 P.M.. Pizza and soda will be provided. The Single Family Board Meeting will begin at 6:30 followed by the Master Board meeting.
  - D. Two positions on the Single Family Board currently held by Bruce Welch and Dick Heriot are open for re-election. Nominations will be taken at the annual meeting provided the individual nominated has agreed to serve. When nominations are closed, an election will follow.
  - E. Kinderton Village is on the county waiting list to borrow a speed indicator to place on our main roads to remind people how fast they are driving.
7. Annexation: Dick Heriot gave a brief update. The committee is waiting for a report from Bermuda Run which will explain both the process and the timetable for annexation. This should be available by the end of January. The report will be mailed to all property owners.

8. President 's Report: Todd Kiger

A. Christmas Tree Removal: CAS will determine the cost, notify the Board and a decision will be made as to whether or not to provide this service. If the service is not provided, each individual will be responsible for disposal.

B. The club house will be pressured washed and the columns and trim painted in the early spring.

9. MISC. Pat Russell brought up the subject of whether or not the Master Board had sufficient Board Members with active participation or if the Board needed additional members. After a great deal of discussion, several suggestions were forwarded to the Master Board. (1) Amend the by laws to allow additional members (2) Appoint additional members without vote to attend Master Board meeting and help with the work (3) Elect a President of the Master Board who lives in Kinderton Village so that Kinderton Village residents can contact him/her with their problems. The president can then delegate to other Board Members to address the problem.

10. Comments from the public:

A. When it snows, someone needs to clear the area around all the mail kiosks, whether or not the accumulation is sufficient to warrant scraping of the streets.

B. There is a need to replace 4 trees on Northfork in the vicinity of address 157.


C. The Board was asked to investigate the cost of having a police car park on or near our main roads to act as a deterrent to speeders.

D. Homeowner associations other than Single Family should report on delinquent dues so all have a feel of how serious the problem is for the entire village.

E. Scheduled times of meetings should not be changed unless there is a real emergency reason.

F. A plea was made to have the Master Board meetings open to the residents, and to have the minutes posted on the website.

There being no further comments, the meeting was adjourned at 8:11 P.M.

  
RICHARD M. HERIOT  
SECRETARY