

Kinderton Village
Master Board of Directors Meeting Minutes
September 18, 2013 – 6:30 p.m.

The meeting was called to order at 6:40 p.m. by President Susan Hicks at the Kinderton Village Clubhouse.

Attendance: Susan Hicks, President; Helen Kelly, Secretary; Ron Morgan, Board Member; Ann Schofield, Manager

Absent: Pat Russell, Vice President

Treasurer's Report: Balance in checking account as of August 31, 2013 \$65,856.13

Income: \$10,390.06

Expenditures: (\$3,469.08)

August minutes were approved via email. They can be viewed on the KV website.

Joint meeting of ARC, MB and SF Board: There was a consensus that a panel be appointed with 2 members from the ARC, MB and SF Board. Ron Morgan will be the coordinator and moderator and the group will meet at 2-week intervals to review the present Synopsis and ARC Guidelines and present clear, well-defined guidelines for the ARC. They will seek input from the entire community. When the panel is finished with their recommendations, they will present them to the MB and SF for discussion. The MB will then make the final decisions.

Proposals to Remove Downed Tree at the Lake: There is limited common access to the lake, however, we need to ask SF Board for consent to use parts of resident owned property also so that the proper equipment can pass through to the lake. The two property owners who live near this area will be notified of the work schedule. The company doing the work must also be willing to repair any damage to the property. The Board voted to use Lamco Contractors who will remove the tree for \$250.

Removal of Silt Ponds: We need to wait until after a freeze so that RCJ's equipment can cross open ground to get to the lake; probably late October or November. (He actually started work on Thursday – looks great!)

Refinishing Gazebo Benches: We will have to ask Pat if he was able to put a second, clear coat on the benches.

Clubhouse Floors: Tabled until next meeting.

Landscaping Proposals to Bush Hog Lake and Plant the Dell: Ann is getting two more bids. Blakley's bids are: Bushhog/mowing - \$1450; Spot Seeding with Lespedeza as there is quite a bit of Lespedeza there now, spray kill remaining areas, overseed, etc. \$5,425; or, Seed with Tall Fescue Mix which only needs weedeating tops 3 times annually, spray kill all existing vegetation and overseed entire area with heavy straw and hydroseeding to hold in place, \$8,875.

Blakley will charge \$100 to mow the slopes at the end of the lake where homeowners used to mow. Ann will get a contract for this. Also, James is willing to mow the tunnel area, which includes weedeating and

spraying weeds. (No mulch or plantings.) The Board voted to have this done for the next 6 months at a cost of \$125. Bermuda Run will be working on a walking path next spring.

Mail Kiosk on Kilbourne: The lighting is complete, however, there is still an open pipe which needs a cover.

Empty Lot on Kilbourne has been improved by leveling and removing vegetation at the rear of the property. There are still tall weeds along the side next to resident owned property.

Electronic Voting: A Resolution was presented and approved by the Board to allow electronic voting. However, when voting electronically, there must be unanimous consent on the issue. If there is a dissent by any Board member, the vote cannot be enacted and must be discussed at a face-to-face meeting. When the declarant seat is vacant, only four members of the Board will vote and that will be considered a unanimous vote.

Payment of 10-Day Lawn Fees: \$450 is owed and Ann will check to make sure the funds are being applied to the MB account. *(I put this in and as soon as Ann tells me how much has been paid, I will change this to reflect that.)

Annual Meeting Minutes: At a recent CAI conference on Annual Meetings, we were told that the Minutes of the Annual Meeting should be approved at the next meeting of the Master Board, rather than waiting until the next Annual Meeting. The Board approved the minutes of the 2013 Annual Meeting.

CAI Membership: The Board voted to have a 2-person membership this year. The members will be the new member, Ron Morgan and President, Susan Hicks.

2014 Budget: The Board has started working on our budget.

Reserves: The Master Board had several capital improvements this year that came out of reserves. In 2014 our Reserve Study suggests that we will need to determine if we need repairs to the pool deck and plaster finish of the floor of the pool.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Helen Kelly, Secretary

Master Board of Directors