
KVMB Minutes - November 15 2023Single Family Homes Sub-Association Kinderton Village

Board meeting minutes Tuesday November 9, 2023

Call to order 6:00 pm

Attendance

Present

Chuck Goins
Michael Bailless
Steve Genaway
Paul Dixon
Mark Tepsich

Absent

- Angel Jackson

Approve October meeting minutes

- **Chuck motion to approve.**
- **Michael second**
- No discussion
- All in favor

Treasurers report

- Cedar has credits and debits correctly shown; treasurer's report just needs to reflect the same each month.
- Contribution to reserve is now correctly being made monthly.
- Increase in irrigation charges, but this bill includes the entire summer. Steve will investigate.
- **Michael motions to accept.**
- **Steve seconds**
- No discussion
- All in favor

Toddler playground

- Still waiting to get excavator in to level lot for playground.

- County irrigation installation on Kilbourne at the new playground lot hit the storm drain so they had to open the street to fix it. They are supposed to pave that after the ground has had time to settle.
- After irrigation and lot is leveled the playground equipment will be ordered and we'll schedule a community day to install it.

Irrigation update

- Water connections installed at new playground lot and rise entrance.
- Quote for installing irrigation for both lots.
 - \$4000 for playground lot
 - \$5600 for rise emergency entrance lot
- Rise lot may not go all the way to the gate, the town may own a small part of that, not us.
- **Steve motioned for up to \$10,000 to install irrigation on both lots.**
- **Michael seconded.**
- Funds will come out of Misc. landscaping budget line item. No further discussion
- All approved

When do we need to send out a request for nominations to fill board positions?

- 30 – 60 day notice for sending out nominations.
- We plan to send out in December.
- Governing documents amendment to stop rentals in the neighborhood.
- Proposed amendment that will not allow renting your home until a home has been owned for 1 year.
- If the home is inherited by the family or a family trust, then the 1-year clock is not reset.
- The attorney Steve black gave us a quote of \$1600-\$2100 to:
 - Draft the amendment,
 - Send out two mailings to request signatures,
 - Confirm that all names on the deed have signed.
 - File the approved amendment after 70% of homeowner's signatures have been received.
 - There is not a limit on how long we have to receive signatures.

- Requested if we could put a maximum on what we will pay. The lawyer said that they can put a note on the account to notify us if we are going to go over the maximum so that we can decide if we want to keep going or stop.
- We currently have \$3500 budgeted for next year for this.
- **Michael motioned to approve up to \$2500 from next years budget to engage the law firm to pursue this amendment, not to start before jan 1.**
- **Chuck seconded.**
- No more discussion
- All in favor

Neighbor's comments

Charles Akers

- Still have not gotten a resolution to getting trashed picked up on his alleyway. Requested HOA board members meet with him and the town. Chuck said he would do it, Charles to set up the meeting.
- Wanted an update on fire evacuation plan that came up at the last meeting.

Trish Williams

- Updated us on conversations that she had with smith grove fire department and the fire marshal.
- She provided an email verbiage and attachments from the fire department to send out to the association.
- She also will print out that information and place it in the flyer boxes at the mail kiosks.

Adjourn

- Chuck made the motion to adjourn at 7:08pm
- All in favor.

There will be no meeting in December.

The next meeting will be January 11th, 2024