

**KEMPTON CROSSING HOA
PRESIDENT'S REPORT
ANNUAL MEETING January 16, 2017**

CPI continues more efficient financial reporting and better communication with the Board and Homeowners. Management continues to be proactive with the Board in bringing items to their attention, on-going inspections of the community, compliance follow up, obtaining and presenting proposals for any project/enhancement programs, scheduling and monitoring of projects and interaction with contractors.

Summary of projects in 2016: In accordance with the Reserve Study, 4 dry wells were serviced. The dry wells are inspected annually and any maintenance requirements are corrected.

PROJECTS IN 2016:

Additional gravel to existing graveled areas, conversion of the sloped areas in the Tot Lot to desert landscape, conversion to desert landscape at the Pecos/Cottonwood entrance, painting of the Association walls was begun and will be completed in early 2017 and tree trimming as per the tree maintenance schedule was completed, (tree trimming is scheduled annually and in accordance with the specification for each species). The Tot Lot sand area was converted to a rubber material for health concerns. The Tot Lot is inspected on a monthly schedule and any maintenance performed. Because the play equipment is inspected monthly, the equipment has not needed to be replaced. The Board is very proactive and works closely with our landscape contractor, ProQual, in establishing ongoing landscape upgrades in the community. These are budgeted and in accordance with the Reserve Study.

The Board continues to be very aware of the current and future needs of the community and with the assistance of management has and continues to be very vigilant in planning for these needs.

The daily operating expenses were under budget in the amount of \$7,702! Your Board and manger continue to work together to maintain and monitor expenses.