

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
January 31, 2011

The regular meeting of Kempton Crossing HOA was called to order at 7:05PM.

Present: Board members Werner Buchmann, Allen Lund, Bruce Kappel, Jackie Barker, Janet Giannini from VIP Property Management, Karen Buchman-web site, Dennis Kappel-newsletter/social committee and Matt Davis of ProQual. Homeowners in attendance: Mr. Caple of lot 210, Mr. Malone lot 250, Mrs. Regis lot 121, Mrs. Kick lot 222 and Mr. Sorensen lot 418.

Homeowners' Forum: Mr. & Mrs. Sanchez of lot 325 addressed the Board regarding their neighbor's barking dogs. Notices and fines have been assessed. The Sanchez's have filed numerous reports with Chandler PD. The PD normally issues a violation citation to the pet owner. All with follow up with the City of Chandler.

Minutes: It was moved by Allen Lund and seconded by Bruce Kappel to approve the minutes of the November 15, 2010 meeting. Motion passed.

Financials: Allen Lund reviewed the November and December financial statements with the Board. Jackie Barker made a motion to accept the November and December financial reports and Bruce Kappel seconded. Motion passed.

Newsletter Committee: Dennis Kappel will be preparing the March newsletter which will include notification of the spring event to be held on April 16.

Architectural Committee: 4 Applications received: security screen door, re-painting (2) and driveway extension. Three were approved and one-re-paint not approved due to color.

Landscape Committee: Matt Davis from ProQual gave the following report:

- Drip system being worked on.
- Trimming of non-frost affected shrubs to begin.
- Most plants survived the frost.
- New flowers will be planted in front monument signs. Beds to be raised.

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- Two trees on Pecos that were severely trimmed by a homeowner are not damaged. With routine trimming/pruning they will come back. Cost for replacement of the trees would be \$1,000. Per the Board, trim trees for now.

Social Committee: Dennis Kappeler and committee are planning a Kempton Hawaiian Luau for April 16. Information will be in the March newsletter.

Property Manager's Report/Old Business:

- Deca replaced light poles and removed base covers on all 31 poles. Several other poles need to be replaced. Estimate pending.
- Notices continue for maintenance, repainting, and parking on gravel.

New Business: Janet advised the Board that a monthly allocation to a reserve fund for replacement of gravel and tree trimming be established. Bruce Kappeler made a motion to make a monthly contribution of \$3,000 for these expenditures. Allen Lund seconded. Motion passed.

Jacki Barker mentioned that 2371 Fairview is a care facility and they have excessive trash on a weekly basis. Janet will contact and advise they need to get extra trash containers.

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Jacki Barker seconded. Motion passed. The meeting was adjourned at 7:55 pm.

The next meeting will be the continuance of the annual meeting and the regular meeting on Monday February 21, 2011.

