

**Kempton Crossing Homeowner's Association
Board of Director's Meeting Minutes
January 21, 2013 7 pm**

Call Meeting to Order at 7pm

Board members Werner, Buchman, Allen Lund, Bruce Kappel and Jim Milbert. Cheryl Marfisi, Architectural Committee Chair JD Gallagher from ProQual and Rudy Frame from VIP Property Management were present. Owners Present were Lots 293 (Karen Buchmann), 434 (Shields) Larry Steinberg (234), Roer McClain (239) and Kathy and Steve Jacobs (29).

Homeowner's Forum: Topics of trashcans being left out by the street and stored in sight, possibility of Speed Humps on Kesler and issues of kids waiting for School Bus on Cottonwood causing damage were discussed.

Approval of Previous Minutes: **November 19, 2012 Meeting Minutes.** Motion by Allen Lund and second by Bruce Kappel to approve as presented and approved.

Approval of Financial Report: **(Thru December 2012)** Treasurer Allen Lund presented the reports with no comments from Board. Motion to accept the report by Bruce Kappel, second by Jim Milbert and approved.

Committee Reports:

Architectural Committee: Cherry Marfisi advised the Board that there no new submittals.

Greens Committee: **Report from ProQual:** JD Gallagher of ProQual presented the Cut back program from the winter frosts that will start mid-February and take several months so the community does not look too severe. The tree trimming program was presented and motion made by Bruce Kappel and second by Allen Lund to approve, motion carried. Soil maintenance and aeration was presented with motion by Allen Lund and second by Jim Milbert to approve, motion carried. Program will be completed by June 1st.

Social Committee/Website/Newsletter: Dennis Kappel reported there was no new business, however there were lots of positive comments about the Holiday Event. He gave pictures to VIP to review and use on website.

Property Managers Report: – Rudy Frame presented his report throughout the meeting.

Old/Unfinished Business:

- Wall Painting at Lots 225 and 226 will be completed this coming week by Richard Bennett. VIP was directed to let the Owners know that any damage from irrigation from their backyards will require them to repair. If possible pictures will be taken before and after. VIP to look at lot 208 to see if wall along 132nd Street needs attention by HOA.
- Monument Signs: Board reviewed the proposal by Richard Bennett to light the two existing Monument signs. Board directed VIP to work with Richard to see if City will allow for another monument sign at Kempton and Cooper Roads. Idea is to have low wall on either side of entrance with a sign that is lighting. Once this is addressed the Board will consider upgrading and lighting the other two monument signs.

New Business:

- Issue of pets in community: With regards to barking dog, the Association can send a notice, however Owners need to call the City of Chandler Police and Code Enforcement. With regards to Owners feeding and keeping cats. If an Owner feeds for shelters "wild cats" they become the Owner of them and are responsible. VIP to notify and send fine to deal with any violation.

Board reviewed Violation Report as presented in the Meeting Package and approved the report as presented and authorized those recommended to get fines.

Next Meeting Dates: February 18, March 18 and April 15.

Adjourn Meeting: at 8pm.

Approved


Date 2/18/13