

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for January 20, 2014

Draft

The meeting was called to order at 7:00 PM by President Allen Lund.

Board Members Present: Jim Milbert, Bruce Kappeler and Liz Madrid. Werner Buchmann was absent.

Management Present: Janet L. Giannini, Association Manager, Cornerstone Properties.

Christina Morgan and Allison, counsel were also in attendance.

Homeowners in Attendance: Jackie Barker, Cherry Marfisi, Dennis Kappeler and Eric Madrid.

Glen Winter of ProQual Landscaping was in attendance.

Christina gave the Board a presentation on the no fee collections program with Vial Fotheringham and answered any questions from the Board. Allison gave a brief overview and presentation of the Community Collect system which allows the Board and manager 24/7 access to the status of collections.

Bruce made a motion to defer a vote on the collection program until the February meeting. Jim seconded. Motion passed.

Minutes: Bruce made a motion to approve the November meeting minutes without prejudice as they were not received from VIP. Jim seconded. Motion passed.

Management Report: Due to recent management change to CPI, Janet, association manager, did report that final documents were to be picked up the end of January and accounting is working on the transition. Inspection completed and notices sent. Discussion on transition going forward.

Financials: December financials have not been received from VIP to date.

New Business: Christina Morgan, Esq., is researching the web site transfer and ownership.

Annual Meeting will be March 17, 2014, 6:30 PM registration.

Cap on dues for 2014 was not recommended for approval in November 2013. Cannot increase cap until November 2014.

Overview on violation process: any parking issues i.e.: RV etc. should also be reported to the City of Chandler.

Old Business: Landscaping:

Glen reviewed the work completed on the property to date and the rejuvenation cutback procedure. Glen also advised the Board he will submit a tree trimming spread sheet before the next meeting. Discussion took place.

Glen was advised of the following:

1. Pecos and Cottonwood to college – additional foliage needed
2. Allen requested that Glen check to insure all Yucas have been replaced.

Meeting adjourned at 8:20 PM on a motion from Bruce and second by Jim.