

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 18, 2008**

The meeting was called to order at 7:20 p.m.

Present: Board members David Wright, Allen Lund, Werner Buchmann, Jeff Forman, Jason Harman from VIP Property Management and residents, Karen Buchmann, Rochelle Forman, Jackie Barker and George Barker.

Absent: Kenneth Carl.

Minutes: It was moved by Werner Buchmann and seconded by Jeff Forman to approve the minutes of the November 26, 2007 meeting. Motion passed.

Financials: It was moved by Jeff Forman and seconded by Werner Buchmann to approve the November, 2007, December 2007 and January 2008 financial reports. Motion passed.

Newsletter Committee: Due to information that needs to be communicated to the residents, the newsletter will be mailed on February 19, 2008 rather than wait for the mailing of the next dues bill. There will be a one-page newsletter update included by the second quarter dues mailing.

Architectural Guidelines Committee: Karen Buchmann presented the latest revised version the Architectural / Landscape guidelines. A couple of changes were suggested.

It was moved by Allen Lund and seconded by Werner Buchmann that the revised Architectural / Landscape Guidelines be approved with the following additions:

1. Item #3, Children's Play Structures – re-word to reflect the necessity of a variance by the Architectural Committee for structures in excess of 9 ½ feet.
2. Add – Anything not specified in these guidelines is not to be construed as to be approved or permitted.
3. Gazebos – Change to read “Gazebos / Shade Structures” and in the next to last sentence add following gazebos - / Shade Structures.

Motion passed.

Landscape Proposals: It was moved by Allen Lund and seconded by Werner Buchmann that the following proposals from ProQual Landscaping be approved:

1. Aeration of all turf areas - \$1576.06
2. Soil amendments and wetting agents to all turf areas - \$1008.67
3. Repair damage caused by construction along Pecos - \$255.83

Motion passed.

Change of Banks: It was moved by Allen Lund and seconded by Werner Buchmann to approve the recommendation of VIP Property Management to move the Association's funds to the Community Association Bank subject to a satisfactory answer from VIP Property Management concerning their access to Association funds in the Depository Account. Motion passed.

Adjournment: It was moved by Jeff Forman and seconded by Allen Lund that the meeting be adjourned. Motion passed.

The meeting was adjourned at 9:00 p.m.

The next meeting will be March 17, 2008