

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 18, 2009**

Organizational Meeting to select officers for 2009.

The meeting convened at 7:20pm with the new board in attendance: Werner Buchman, Ken Carl, Jeff Forman, Bruce Kappel and Allen Lund.

Allen Lund made a motion to place the officers as follows:

President:	Werner Buchmann
Vice President:	Jeff Forman
Treasurer:	Allen Lund
Secretary:	Bruce Kappel
Member at Large:	Ken Carl

Jeff Forman seconded. Motion passed and the new officers are stated above.

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The regular meeting of Kempton Crossing HOA was called to order at 7:30PM.

Present: Board members Werner Buchmann, Ken Carl, Jeff Forman, Bruce Kappel, Allen Lund, Janet Giannini from VIP Property Management, Matt Davis from ProQual and residents, Karen Buchmann, Rochelle Forman, Jackie and George Barker, Dennis Kappel and Cherry Marfisi.

Home Owner Forum: Jacki Barker inquired about the newsletter and if it would continue to be mailed. Karen Buchmann said yes but was asking for volunteers to help. Instead of 4 times per year, it was mentioned that 3 times per year may be just as effective. The Board was also looking into updating the web site and posting the newsletter and any other items.

Karen would include in the next newsletter a request for e-mail addresses so the newsletter could be e-mailed instead of mailed.

Minutes: It was moved by Allen Lund and seconded by Ken Carl to approve the minutes of the November 17, 2008 meeting. Motion passed.

Financials: It was moved by Jeff Forman and seconded by Ken Carl to approve the December 2008 and January 2009 financial reports. Motion passed.

Newsletter Committee: Items discussed in Home Owner Forum.

Page Two

Architectural Committee: Cherry Marfisi stated there was one application from Jeff Forman to repaint the house and install garage lights. Application was approved.

Landscape Committee: Matt Davis from ProQual gave a brief report on the following:

- Water conservation is an ongoing project and will continue. Efforts have already been realized.
- Matt presented a proposal to remove the turf and replace with granite gravel on Cooper Road north of Kempton. Total proposal is \$39,800. After discussion by the Board it was moved by Bruce Kappel and seconded by Ken Carl to get a second bid for the granite gravel. It was also moved to have Matt submit a proposal to mound and add boulders to this area as well. Janet was asked to contact David Mortenson to obtain the gravel cost. Motion passed.
- Matt presented a proposal to plant 2 trees and 6 pyrocantha bushes along Danielson. Cost is \$762. Allen Lund made a motion and Jeff Forman seconded to accept proposal. Motion passed.

Unfinished Business: Western Fabrication should complete repair to Tot Lot by middle of March. Janet to contact canopy company to repair torn canopy. Tom Donohue will install signs on February 17, 2009. Janet was asked to contact party planner again about a spring or fall function for the community. Services would include planning, food and games for children.

New Business: None.

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

The meeting was adjourned at 8:20 p.m.

The next meeting will be March 16, 2009.

