

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
February 15, 2010**

The regular meeting of Kempton Crossing HOA was called to order at 7:40PM.

Present: Board members Werner Buchmann, Jeff Forman, Allen Lund, Bruce Kappeler, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Karen Buchmann-Web Site, Matt Davis of ProQual and homeowners Jackie and George Barker, Janet Regis and Donna Kirk.

Homeowners' Forum: the following items were brought to the Board's attention:

- 2363 Nathan still has not trimmed tree branch which extends over mailboxes.
- Many common area walls need painting.
- Lot 96 would like to plant cactus along wall from his fence to the end of his property to prevent people from jumping over wall between Danielson and the college. Board agreed to this. Teens in Lot 91 are jumping over wall and causing damage to wall.

Minutes: It was moved by Jeff Forman and seconded by Allen Lund to approve the minutes of the January 18, 2010 meeting. Motion passed.

Financials: It was moved by Jeff Forman and seconded by Bruce Kappeler to approve the January financial report. Motion passed.

Newsletter Committee: Karen Buchman submitted her resignation as chairman of the committee. Dennis Kappeler will be taking over the newsletter. Janet will work with Dennis regarding items to be included. Karen Buchmann will continue to work on items to be posted on the web site. Janet will also assist Karen.

Architectural Committee: Two applications were submitted, solar panels and re-landscape front yard. Both were approved.

Landscape Committee: Matt Davis from ProQual was attended the meeting and gave the Board an overview of 2010 budgeted items and damage from the January 21, 2010 storm. The following was also discussed:

- Sage shrubs have been trimmed, Oleanders will be trimmed in 1 to 2 weeks, Lantana will be trimmed in mid March, weekly detail to drip system, weed removal is on-going, pre-emergent has been applied and frost sensitive plants will be trim mid to late March.

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- Planting shrubs along Cooper Road. Matt will submit a proposal at March meeting.
- Matt will also submit a proposal to plant additional trees and shrubs in selected areas of the community. A tree trimming estimate will also be submitted.
- Matt submitted a sketch of the area on Cooper and Kempton reflecting the proposed boulders and planting. Proposal in the amount of \$5,287.17 was submitted to add gravel, boulders, plants and cactus in this area. Bruce Kappel made a motion to accept the proposal and Allen Lund seconded. Motion passed.

Social Committee: The Spring Social will be sometime in April. Jeff Forman and Bruce Kappel will plan the event.

Property Manager's Report and Old Business:

- Numerous violation letters regarding parking on gravel, trimming shrubs and trees, maintenance of front yards, repainting of houses and other items continue to be sent. Repeat violations are also assessed a fine.
- Janet complimented Matt on his quick response to the downed trees during the storm and continued communication on issues at Kempton.

New Business: Brief discussion about the proposed extension for development of the vacant parcel on Pecos.

Jeff Forman made a motion to adjourn the regular meeting and Allen Lund seconded. Motion passed. The meeting was adjourned at 8:00 PM.

The next meeting will be March 15, 2010.

Approved: _____

Date: _____

