

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 21, 2011**

The regular meeting of Kempton Crossing HOA was called to order at 7:20PM.

**Present:** Board members Werner Buchmann, Allen Lund, Jackie Barker, Janet Giannini from VIP Property Management, Karen Buchman-web site, Cherry Marfisi of ARC and homeowners Janet Regis and Donna Kirk.

Jeff Forman and Bruce Kappelé were absent.

**Homeowners' Forum:** N/A

**Minutes:** It was moved by Allen Lund and seconded by Jackie Barker to approve the minutes of the January 31, 2011 meeting. Motion passed.

**Financials:** Allen Lund reviewed the January financial statement with the Board. Jackie Barker made a motion to accept the January financial report and Allen Lund seconded. Motion passed.

**Newsletter Committee:** Dennis Kappelé was absent.

**Architectural Committee:** No submittals.

**Landscape Committee:** Matt Davis of ProQual was unable to attend the meeting. Janet advised the board that trimming of non-frost affected plants had begun. The balance of shrubs and trees would be trimmed in April.

**Social Committee:** Dennis Kappelé was absent but the Spring event is planned for April 16.

**Property Manager's Report/Old Business:**

- Janet met with Rick Holman regarding re-painting of common area walls. Estimate will be available at March meeting.
- Notices continue for maintenance, repainting, and parking on gravel.

**February 21, 2011**

**Page Two**

**New Business Cont'd:** Janet advised the Board that a monthly allocation to a reserve fund for replacement of gravel and tree trimming be established. Clarification of last meetings approval to include classifying excess funds (\$37,057) in the Reserve Fund for these items and add an additional amount of \$1,524 each month into this fund. Allen Lund made a motion to make a monthly contribution and re-classifying excess funds as stated above and Jackie Barker seconded. Motion passed.

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Jacki Barker seconded. Motion passed. The meeting was adjourned at 7:45 pm.

The next meeting will be Monday March 21, 2011.

