

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
February 20, 2012

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

Present: Board members Werner Buchmann, Jeff Forman, Allen Lund, Bruce Kappel, Jackie Barker and Janet Giannini from VIP Property Management. ARC members Cherry Marfisi and Karen Buchmann, Newsletter Chair Dennis Kappel, homeowner Greg Renfroe and Devin Shepard of ProQual were also in attendance.

Homeowners' Forum: N/A

Minutes: It was moved by Allen Lund and seconded by Bruce Kappel to approve the minutes of the November 21, 2011 meeting. Motion passed.

Financials: Allen Lund reviewed the December 2011 and January 2012 financial statements with the Board stating that all was within the budgeted amounts. Jackie Barker made a motion to accept the December 2011 and January 2012 financial reports and Jeff Forman seconded. Motion passed.

Architectural Committee: Cherry Marfisi stated that two applications were received and both were approved. One application was for the installation of solar on the roof and the other was for the width expansion of the RV gate.

Landscape Committee: Devin Shepard of ProQual updated the Board on the current trimming and weeding programs in process. Devin also advised the board that additional gravel is required on each side of the pathway between Lots 83 and 84. The cost to replenish the gravel is \$1,585.81. Allen Lund made the motion to proceed with the gravel replacement and Jeff Forman seconded. Motion passed.

Social, Newsletter and Website Committee: Dennis Kappel advised the board that there has been no response for volunteers to serve on the Social Committee. Dennis requested that any event planning be discontinued. The board agreed. Dennis will continue to prepare the Newsletter.

Property Manager's Report/Old Business:

- Notices continue to be sent for weeds, re-painting of gate slats, re-painting of houses, general yard maintenance and parking issues.
- Garage sale: Banners will be ordered for the community garage sales. 4 banners will be obtained, green with white lettering, size to be 8' by 4' high with lettering "COMMUNITY GARAGE SALE SATURDAY 7-NOON".

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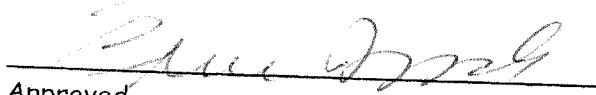
Property Manager's Report cont'd:

Janet advised the board that she and Devin drove the community last week and encountered the owner of Lot 83. The owner asked why the trees in the common area were not going to be removed. The owner was advised that trees are not removed at an owner's request. If trees are removed due to damage another tree will be planted. The owners did severely cut back the limbs and the tree could be endangered. The board requested that a letter be sent advising that if the tree dies, the homeowner will be responsible for the replacement.

Old Business: N/A

New Business: N/A

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Jeff Forman seconded. Motion passed. The meeting was adjourned at 7:50pm. The next meeting will be March 19, 2012.


Approved

4-10-12
Date