

**Kempton Crossing Homeowner's Association  
Board of Director's Meeting Minutes  
February 18, 2013 7 pm  
Congregational Church of the Valley  
240 S. Cooper Road**

**Call Meeting to Order at 7:10pm**

Board members Werner, Buchman, Allen Lund, Bruce Kappeler and Jim Milbert. Cheryl Marfisi, Architectural Committee Chair, Dennis Kappeler Chair of the Newsletter/Social Committee and Rudy Frame from VIP Property Management were present. Owners Present were Lots 293 (Karen Buchmann), 434 (Shields) Larry Steinberg (234).

**Homeowner's Forum:** Homeowners are invited to address the Board with questions and concerns. Board may respond during the meeting or take the item under advisement. There were no comments offered.

**Approval of Previous Minutes:** January 21, 2013 Meeting Minutes. Motion by Werner Buchmann and second by Bruce Kappeler to approve as presented, motion passed.

**Approval of Financial Report:** (Thru February 2013) Allen Lund gave brief report as he was Treasurer during the time. No concerns or accounts out of balance. Motion by Werner Buchmann to accept and second by Jim Milbert, motion passed.

**Committee Reports:**

**Architectural Committee:** Cherry Marfisi No new submittals

**Greens Committee:**

- VIP included the report in the meeting package and no one from ProQual was present. One issue of a tree at Lot 16 and VIP will address with ProQual and the Owner.

**Social Committee/Website/Newsletter:** Dennis Kappeler Nothing new to report. Dennis will share the list of e-mails with VIP so they can review existing e-mails and purge old ones from new ones received and create one list.

**Property Managers Report:** – Rudy Frame Was referred to through out the meeting

**Old/Unfinished Business:**

- Wall Painting: This was completed by Richard Bennett and looks good.
- Monument Signs: Richard Bennett is working with the City of Chandler and we should have a report for the March Meeting.
- Lighting Cottonwood Park has been completed and is not on a photo timer and should be on from dusk to dawn from now on.
- Weeds in Parcel at Pecos and Cooper: Still has not been cleaned up, however the City of Chandler and the Chandler Fire Department are both making efforts to get this cleaned up..


**New Business:**

- Report on 2012 Year End Earnings. This was reviewed with the accounting department and these funds are indeed available for repairs, maintenance and upgrades.
- The School District was contacted and the current location is required and preferred. They will send out someone from security to observe and if necessary speak with the driver and the students.
- Mailer on Landscaping issues was sent out per the Board's direction and the response have been very positive. The tips on trimming and timing were also put on the website.
- Discussion on a complaint received from an Owner whose expectations were that the management company should come out whenever there is a complaint. VIP had explained to the Owner that at the Board's direction VIP does regular inspections, including off hour inspections, like Sunday morning and this is the best use of the HOA's resources. Also that complaints need to be in writing and e-mail is fine.

**Correspondence/Enclosures as needed:** Copies were provided in the Board Meeting Package and there was no further discussion.

**Next Meeting Dates:** March 18 April 15.

**Adjourn Meeting:** Motion to adjourn the meeting at 7:35pm and second by Bruce Kappel, motion passed.

  
Approved

3/18/13  
Date