

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for February 16, 2015

The regular meeting was called to order at 7:13 PM by President Allen Lund.

Board Members Present: Bruce Kappel, Larry Steinberg, Jim Milbert and Cherry Marfisi.

Management Present: Janet Giannini, Association Manager, was in attendance.

Glen Winter of ProQual was in attendance.

Homeowners in Attendance: Jackie Barker, Dennis Kappel and Roger McLain.

Roger inquired the irrigation timing. Glen advised the timers would be checked and re-set to come on at 10:30 PM.

Allen advised that Liz Madrid submitted her resignation from the Board. This now open position ends in January 2016.

After a brief discussion the following officer positions were approved for the 2015 on a motion from Bruce and second by Larry and Jim.

President:	Allen Lund
Vice Pres.:	Jim Milbert
Treasurer:	Bruce Kappel
Secretary:	Larry Steinberg
Member:	Cherry Marfisi

Larry made a motion to appoint Cherry Marfisi to fill the vacant position as Member At large. Bruce seconded and notion passed. Roger McLain volunteered to serve on the ARC. All approved is appointment.

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Minutes: The November 2014 meeting minutes were approved on a motion by Larry and second by Bruce. Motion passed.

Financials: Bruce reviewed the January financials stating all was in good order and everything was in balance. All approved the financial statement.

Management Report/Old Business:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent.
2. Several painting contractors were delayed due to their schedules to inspect the association walls. Proposals are to be available for the March meeting.

Landscape: Glen reported the trimming and weeding schedules were on target. Any irrigation concerns reported to CPI were forwarded to ProQual and were addressed.

New Business:

1. Monument signage – Glen will be preparing several options for a new monument and revamping of existing signage. Janet will contact the City to insure we can proceed with concepts and can replace existing signs.
2. Spring Events:
 - a. Easter Egg Hunt – Saturday March 28. Dennis will prepare flyer and Janet will e-blast to owners
 - b. Spring Garage Sale – April 18
 - c. Fall Garage Sale – October 17
 - d. Holiday Event – December 5 (tentative)

Meeting adjourned at 7:50 PM on a motion from Larry and Bruce.

No Executive Session needed.