

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for February 15, 2016

The regular meeting was called to order at 7:10 PM by President Allen Lund.

Board Members Present: Larry Steinberg and Cherry Marfisi. Bruce Kappeler and Jim Milbert were absent.

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

Homeowners in Attendance: Two owners were in attendance – Renteria and Mickle.

Minutes: The November 2015 minutes were approved on a motion from Larry and second by Cherry. Motion passed.

Financials: The January financial statement was reviewed and in good order. Unanimous approval of the financial statement.

Landscape:

The following update from ProQual was given:

1. Weeds being sprayed weekly due to the early high temperatures.
2. Cut backs on shrubs in process and Spring cleanup is now on-going.
3. Frost damaged plants now being replaced.
4. Continual monitoring of irrigation system and quick response to repair any leaks/drip problems.
5. Turf reduction in Tot Lot will be done in June.
6. Tree trimming on schedule.

Old Business:

1. Exterior wall repainting – bids requested for the March meeting
2. Additional plants installed at monuments to camouflage lights.
3. Additional plants installed as directed by the Board.
4. Winter event held on December 5 was a success. 120 people attended and 129 lbs of food donated to Food Bank.
5. Inspections and violation notices continue to be sent to owners.

New Business:

1. Janet will look into replacing sand in Tot lot with another material to eliminate the cat issue.

Meeting adjourned at 7:30 PM on a motion from Larry and Cherry.