

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
March 15, 2010**

The regular meeting of Kempton Crossing HOA was called to order at 7:05PM.

Present: Board members Werner Buchmann, Jeff Forman, Bruce Kappel, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Karen Buchmann-Web Site, Dennis Kappel-Newsletter, Matt Davis of ProQual and homeowners George Barker and Donna Kirk.

Allen Lund was absent.

Homeowners' Forum: N/A

Werner Buchmann made a motion to formally appoint Jackie Barker to the Board. Bruce Kappel seconded. Motion passed.

Minutes: It was moved by Bruce Kappel and seconded by Jackie Barker to approve the minutes of the February 15, 2010 meeting. Motion passed.

Financials: It was moved by Jeff Forman and seconded by Bruce Kappel to approve the February financial report. Motion passed.

Newsletter Committee: Dennis Kappel has taken over the Newsletter publication. He will be preparing the newsletter for distribution on March 28, 2010. Janet will mail copies to owners who have requested hard copies.

Architectural Committee: One application was submitted for a driveway extension. Application was approved.

Landscape Committee: Matt Davis from ProQual attended the meeting and submitted the following proposals:

- Replace trees downed in the January storm in the amount of \$3,300.
- Replant area on Cooper south of Fairview in the amount of \$954.
- Trimming of trees throughout the community in the amount of \$13,000.

Werner made a motion to accept the three proposals and Bruce Kappel seconded. Motion passed.

Matt also advised the Board that the project on Cooper & Kempton had been completed.

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Social Committee: The Spring Social will be sometime in April. Dennis Kappel and Bruce Kappel will organize the event.

Property Manager's Report and Old Business:

- Numerous violation letters regarding parking on gravel, trimming shrubs and trees, maintenance of front yards, repainting of houses and other items continue to be sent. Weeds are a big issue since all the rain we have encountered.
- Proposals for several options to modify the wall on Danielson between KC and the college were presented to the Board for review.
- Wall on Danielson continues to be damaged. The most recent occurrence was repaired several days ago.
- A review of the formal resolution on the reserve accounts took place. Werner Buchmann made a motion to sign the resolution and Jeff Forman seconded. Motion passed. Werner Buchmann signed the resolution.

New Business: N/A

Jeff Forman made a motion to adjourn the regular meeting and Allen Lund seconded. Motion passed. The meeting was adjourned at 7:40 PM.

The next meeting will be April 12, 2010.

Approved: _____

Date: _____

