

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
March 21, 2011

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

Present: Board members Jeff Forman, Allen Lund, Bruce Kappeler, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Dennis Kappeler, Newsletter & Social committee, Matt Davis of ProQual and homeowners Janet Regis, Donna Kirk and Terry Gardner.

Werner Buchmann was absent.

Homeowners' Forum: Janet Regis gave the Board pictures of graffiti on the Ramada area. She contacted the graffiti hotline and Janet of VIP will follow up and will also call police department to request more patrols. Allen Lund made a motion to remove the BBQ and repaint the area. Bruce Kappeler seconded. Motion passed.

Minutes: It was moved by Allen Lund and seconded by Jackie Barker to approve the minutes of the February 21, 2011 meeting. Motion passed.

Financials: Allen Lund reviewed the February financial statement with the Board. Jackie Barker made a motion to accept the February financial report and Allen Lund seconded. Motion passed.

Newsletter Committee: March newsletter mailed March 17. Flyers for the Spring event were e-mailed. Janet will mail flyers to owners without e-mail addresses.

Architectural Committee: Per Cherry 4 applications received. 2 were denied (1 side garage and 1 re-paint).

Landscape Committee: Matt Davis of ProQual advised the Board that weed removal is in progress, the spring trimming is in progress and frost damaged plants will be closely monitored. Allen Lund asked matt to obtain cost to replace Fishhook Cactus in open area off Cooper.

Social Committee: Dennis Kappel mentioned the Spring event which is planned for April 16. Dennis also asked the Board if they would approve purchasing an intercom system to be used at the events. After discussion, Allen Lund made a motion to approve the purchase of a system not to exceed \$300. Jeff Förman seconded. Motion passed.

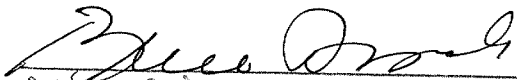
Property Manager's Report/Old Business:

- Janet met with Rick Holman regarding re-painting of common area walls. Estimate received in the amount of \$2588 for minimal re-paint to \$4,146. Jackie Barker made a motion to approve a maximum amount of \$4,200 for the re-painting of damaged common area walls. Jeff Forman seconded. Motion [passed. Janet will obtain start date and notify owners to cut vines off walls to be done.
- Notices continue for maintenance, repainting, and parking on gravel.

New Business: Janet gave the Board a revised Escrow Inspection Check List. After a review and discussion Janet will meet with David Coons and review the new form. Janet to receive copy of completed Escrow Check List for follow up of any violations.

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Jacki Barker seconded. Motion passed. The meeting was adjourned at 8:00 pm.

The next meeting will be Monday April 18, 2011.



APPROVED

4-18-11

DATE