

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

Call Meeting to Order: 7:05pm

Board Members Allen Lund, Bruce Kappel, Werner Buchmann, Jim Milbert and Liz Madrid. Cheryl Marfisi, Architectural Committee Chair, Dennis Kappel Chair of the Newsletter/Social Committee and Rudy Frame from VIP Property Management were present. Owners Present were Lots 434 (Shields) Larry Steinberg (234) and 425 (Hogarth).

Special Meeting called by Werner Buchmann: Topic was to address how the officers of the Board were set. Motion made to reconsider the positions set, motion died from lack of second.

Homeowner's Forum: Owners expressed concerns about the tumbleweeds entering the community from the vacant parcel at Pecos and Cooper. Also discussion on the flowers at the Monument signs. ProQual will address the height to make sure they do not block the sign. The winter flowers will be dying off as the weather warms. In the future trailing flowers will be used that will still provide color, however will not grow to block the letters of the current monument sign.

Approval of Previous Minutes: February 18, 2013 Meeting Minutes Motion by Bruce Kappel, second by Jim Milbert and approved.

Approval of Financial Report: (Thru February 2013) Report was given by Rudy Frame as new Treasurer had not been able to review all the material. Motion to approve by Jim Milbert and 2nd by Bruce Kappel and motion carried. VIP was directed to review the Association's documents regarding the requirements and the ability to use Compilation Reports rather than an Annual Audit.

Committee Reports:

Architectural Committee: Cherry Marfisi Nothing unusual and all approved without issues. It was suggested that Jackie Barker might like to participate on the Architectural Committee and VIP is to reach out and ask.

Greens Committee:

- Report from ProQual – Written report given as well as presentation of the Water Management proposal. This will allow Kempton Crossing to recover the expense in less than two years and then see increased savings in the years to come. The system uses satellites to communicate and allows ProQual to adjust without being onsite, shut down leaking systems, etc. The cost of the System is \$12,500 and has an annual operating cost of about \$2,000. Association will own the system. Motion by Werner Buchmann and second by Jim Milbert to accept the proposal and motion carried.

Social Committee/Website/Newsletter: Dennis Kappel

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

Old/Unfinished Business:

- Monument Signs: Richard Bennett does not do permit work and VIP will consult the company that has done the most recent work on the signs for suggestions and to consult with the City of Chandler.
- Lighting work at Cottonwood Park is complete and looks good.
- Vacant Parcel at Pecos and Cooper: This has still not been cleaned up. VIP to contact the City of Chandler about the ability for the City or the Association to enter onto the parcel and clean up and then collect for the cost.

New Business:

- Discussion on investing CDs for the HOA led the Board to direct VIP and the Treasurer to research and work on a plan to present to the Board. Once decisions are made on what to commit to or not commit to on the monuments signs, recommendations can be made on CDs with longer maturity to get higher return rates. This should be able to be completed before end of summer depending on the speed the Monument Sign task can be addressed.

Correspondence/Enclosures as needed:

Next Meeting Dates: April 15, May 20th and June 17th.

Adjourn Meeting: Time 7:55pm,

Executive Session:

Hearing scheduled at request of Owner for Fine received. Issue was resolved and did not require any further action.



Approved


Date