

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for March 17, 2014

The meeting was called to order at 7:00 PM by President Allen Lund.

Board Members Present: Jim Milbert, Bruce Kappel and Liz Madrid.

Management Present: Janet L. Giannini, Association Manager, Cornerstone Properties.

Homeowners in Attendance: Jackie Barker, Cherry Marfisi, Dennis Kappel and Mr. & Mrs. Larry Shields. Darren Hyman attended the meeting briefly inquiring about the speed bumps on Kesler. Allen advised that he will obtain the information and Janet will forward to him.

A quorum for the Annual Meeting which was scheduled for this evening had not been attained. 72 ballots were received and 131 are required. The Annual Meeting will be held on April 21, 2014.

Minutes: Bruce made a motion to approve the February meeting minutes and Jim seconded. Motion passed.

Financials: Bruce reviewed the February financials stating that all the monies are account for and the statements have been corrected after the transition. Bruce recommended the financials be approved. Full approval from the Board received.

Bruce will advise and propose laddering the CDs which are coming up for renewal. By laddering, funds will be available should an emergency arise.

Going forward, the entire Board is to receive checks and invoices and the financial report without the general ledger.

Management Report: Janet advised the Board that inspections are being done and notices have been sent for weeds, yard maintenance, trimming, repainting, RV parking, parking on gravel, side gate painting and repair and any other visible issues. Compliance report is in the Executive Session packet.

Janet advised the Board that the HOA can not limit the number of rentals in the community

Old Business: Landscaping:

1. Tree trimming proposal to be e-mailed to the Board for review.
2. Web site name has been changed to kemptoncrossing.org. Janet will be working with Brian Fisher in posting documents and notifications.
3. Janet will contact Glen regarding removal of Yucas and replacement of plants where vehicle damaged.
4. A discussion took place regarding the monitoring of the water and Smart Controllers. This is for the programing and monitoring of the controllers remotely and was included and approved with the original proposal for the controllers.
5. Insurance is due for renewal on April 4, 2014. The premium amount is \$4,028. Jim made a motion to approve the renewal and Bruce seconded. Motion passed.
6. The Board inquired about the quarterly statements being mailed on the first instead of the 15th. Janet will ask accounting.

Meeting adjourned at 7:55 PM on a motion from Jim and second by Bruce.