

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for March 16, 2015

The regular meeting was called to order at 6:56 PM by President Allen Lund.

Board Members Present: Bruce Kappel, Larry Steinberg, Jim Milbert and Cherry Marfisi.

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

Roger McLain, ARC member was in attendance.

Glen Winter of ProQual was in attendance.

Homeowners in Attendance: Dennis Kappel and Vincente Cendejas.

Mr. Cendejas inquired about speed bumps on the north section of Cottonwood. The board advise that he should inquire about this at the City of Chandler Street Dept. as they will be able to advise him if this is feasible. Any approval must come from the City as the streets are owned by the City.

Allen Lund, President, advised the Board that the Executive Session Meeting will begin at 6:30 PM prior to the Open Meeting. This will begin at the April 20, 2015 meeting.

Minutes: The February 16, 2015 were approved on a motion from Larry and second by Jim. Motion passed.

Financials: Bruce reviewed the February financials stating all was in good order and everything was in balance. Larry made a motion to approve and Jim seconded. Motion passed.

Management Report/Old Business:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent. The main violations are for weeds, yard clean up and re-painting.
2. Proposal was received from Creekside Painting for the exterior common area walls. To repair and repaint all association walls, the cost would be \$17,418 all inclusive. Other contractors have been contacted and awaiting proposals. All board members agreed that all the walls should be re-painted using a more up to date darker tone.

Landscape:

1. Glen reported the trimming and weeding schedules were on target. Any irrigation concerns reported to CPI were forwarded to ProQual and were addressed.
2. Sprinklers would be turned on within two weeks and the Phase II project on Cooper would be completed by the end of March.
3. Letters will be sent to the two owners on Halsted advising that, if they approve, the association will trim the trees on their property. (Each lot has one large tree).

Old Business: Easter Egg hunt scheduled for Saturday, March 28. E-Blast will be sent March 23 to community from CPI and through Neighborhood watch.

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New Business:

1. Glen of Proqual introduced TS & G Signs who presented some options and concepts for updating the monument signs. The Board reviewed options, designs, colors and finishes presented and selected several. TS & G will bring renderings to the April meeting.

Meeting adjourned at 8:20 PM on a motion from Larry and Cherry.

No Executive Session needed.