

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for March 21, 2016

The regular meeting was called to order at 6:55 PM by President Allen Lund.

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

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

Homeowners in Attendance: Jackie Barker and Dennis Kappel were in attendance.

Minutes: The February 15, 2016 minutes were approved on a motion from Bruce and second by Larry. Motion passed.

Financials: The February financial statement was reviewed and Bruce state all was in good order. Unanimous approval.

Bruce recommended one CD be rolled over for 28 months at Mutual of Omaha. Bruce made the motion and Cherry seconded. Motion passed.

Landscape:

The following update from ProQual was given by Glen Winter:

1. Weeds being sprayed weekly due to the early high temperatures.
2. Cut backs on shrubs in process and Spring cleanup is now on-going.
3. Continual monitoring of irrigation system and quick response to repair any leaks/drip problems.
4. Turf reduction in Tot Lot will be done in June.
5. Tree trimming on schedule.

All in good order.

Old Business:

1. Exterior wall repainting – 2 bids received. The Board approved having Jon Wayne Construction putting specs together and putting out to bid. They would present bid to the Board and would supervise the work it insure the specs are followed.
2. Spring event was a success – 120 people attended and 250 lbs of food given to the Food Bank. In addition to the Party Wagon and food supplied by ProQual, there were 2 bounce houses, a face painter, egg hunt and prizes and a bunny.
3. Thank you letters to ProQual, Dennis Kappel (for planning event) and Bounce house company.
4. Bid to replace sand with alternative material was reviewed. Board is requesting a proposal to replace sand with solid rubber mat.
5. Inspections and violation notices continue to be sent to owners.

Meeting adjourned at 7:30 PM on a motion from Cherry and Larry.