

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**March 22, 2021 VIA CONFERENCE CALL**

The regular meeting was called to order at 5:13 PM by President Allen Lund. Meeting was held via conference call due to the COVID-19 virus.

**Board Members Present:**

Allen Lund, Cherry Marfisi, Larry Steinberg and Debra Grow. John Pagan was absent.

**Management Present:** Janet Bussing of Cornerstone, Association Manager.

**Selection of officers for 2021 took place:** After discussion, it was unanimously agreed the 2021 officers would be:

President:	Allen Lund
Vice President:	Larry Steinberg
Secretary:	Cherry Marfisi
Treasurer:	Debra Grow
Director:	John Pagan

**Homeowners in Attendance:** Jeff Grow and Roger McLain were on the call. Roger addressed the Board about AirBnbs in the community and one specific property. Notices and telephone calls made to the one specific property and management was advised the listing has been pulled from Airbnb. Only friends and family will be using the house.

Discussion on changing the rental term minimum took place. Any changes would need to be approved by 67% of the community and this would be through a revision of the CC&Rs. Janet will contact counsel about revising the documents.

**Minutes from the February 15, 2021 were unanimously approved.** Cherry made the motion and Larry seconded.

**Financial Report:** Cherry stated all was in good order. Larry made the motion to accept and Allen seconded. Motion passed.

**Landscape:** LandTech Landscaping is completing the irrigation repairs and upgrades approved in February. Weekly maintenance of the entire community continues.

**New Business:** A homeowner expressed concerns about security in the community. The owner mentioned security camera etc. Janet provided their e-mail to the Board. Discussion took place. License plate readers were mentioned. Information will be provided to Janet. Counsel will be contacted and consulted. Since Kempton Crossing is not a gated community and the streets owned by the City, counsel needs to be consulted. Janet mentioned that in the past homeowners have established a Block Watch through the police department and this may be an avenue for owners to pursue. Will put on the April meeting agenda.

**Old Business:** Evolution Construction proposal to repair the block wall section off Danielson and repaint on wall panel was discussed. The proposal is \$2,000. Larry made the motion to proceed, and Cherry seconded. Motion passed.

**Manager's Report:** Inspections continue, and notices/fines being sent.

Meeting adjourned at 6:23 PM on a motion from Larry and second by Cherry. Motion passed.