

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING**  
**April 16, 2007**

The meeting was called to order at 7:00 p.m.

**Present:** Board members Jackie Barker, Allen Lund, David Wright, Jason Harman from VIP Property Management, Matt Davis from Wheat's Landscaping and residents David Coons, Karen Buchmann and Mark Dimatteo

**Absent:** Werner Buchmann and Ken Carl

**Minutes:** It was moved by Allen Lund and seconded by Jackie Barker that the minutes of the March 2007 meeting be approved. Motion passed.

**Financials:** It was moved by Jackie Barker and seconded by Allen Lund that the February Financial report be approved. Motion passed.

**Homeowner's Forum:** Mark Dimatteo requested that the two Sweet Acacia trees behind his wall in the common area be removed because of the debris dropping into his pool. Wheat's Landscaping will provide a price for removing these two trees plus one other tree that they are suggesting for removal behind Lot 13.

**Landscaping:** Matt Davis from Wheat's Landscaping is preparing a bid for trimming and thinning certain trees. He will provide a list of locations of the trees. He will also provide a price for removing the sand that has washed into the common area at Pecos and Cottonwood. He will provide an accounting of plants that died that were under warranty.'

**Architectural Committee:** Five Architectural Review requests were approved.

**Newsletter Committee:** The newsletter was mailed with the second quarter dues billing. The next one will be mailed with the third quarter dues billings.

**Cooper Road Report:** There was no meeting last month. The City has verbally agreed to plant 24" box trees (Association's choice of specie) every 100' along Cooper Road in lieu of a 30" masonry wall if the Association will assume responsibility for the irrigation.

**Architectural Guidelines Revision Committee:** The first draft of the revised Architectural Guidelines was presented. A few recommendations for additions and changes were made. The committee will address these items and present a second draft prior to the next Board meeting.

**Request For Late Fee Waiver:** It was moved by Jackie Barker and seconded by Allen Lund that the request by Neteo Sethi, Lot 122 be approved on a one-time basis since his past payment history indicates no other past due payments. Motion passed.

**Adjournment:** It was moved by Allen Lund and seconded by Jackie Barker that the meeting be adjourned. Motion passed.

The meeting was adjourned at 9:05 p.m.

The next meeting will be May 21, 2007

