

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 20, 2009**

The regular meeting of Kempton Crossing HOA was called to order at 7:06PM.

**Present:** Board members Werner Buchmann, Jeff Forman, Bruce Kappel, Allen Lund, Ken Carl, Janet Giannini from VIP Property Management, Shelly Forman and homeowners Dennis Kappel and Jeff and Katia Goldmuntz-Lot 58.

**Home Owner Forum:** Jeff Goldmuntz asked about street markings on Cottonwood and Pecos and if the City was going to install a signal light. The Board answered that Cox and Quest were going to install additional lines. No signal light is being planned for this intersection.

**Minutes:** It was moved by Allen Lund and seconded by Ken Carl to approve the minutes of the March 16, 2009 meeting. Motion passed.

**Financials:** It was moved by Ken Carl and seconded by Jeff Forman to approve the March 2009 financial report. Motion passed.

**Newsletter Committee:** Requested a quote for a new revised website.

**Architectural Committee:** 1 application received to re-paint exterior. Application approved.

**Landscape Committee:** Matt Davis from ProQual attended meeting with the following update:

- Trees and shrubs planted along Danielson.
- Spring trimming has been completed.
- Matt to provide proposal to trim trees. This will be completed by June 30, 2009.
- New flowers will be planted at the monument signs within the next few weeks Vincas and Purple Buddies will be planted.
- Matt will be revising the estimate for gravel and boulders on Cooper, north of Kempton.

**Unfinished Business:**

- Western Fabrication completed the repair on the play equipment.
- Janet to contact Safe and Sound Playground Equipment to remove spiral from play station, have sand cleaned and have canopy repaired once the spiral is removed.
- Vandalism signs to be moved to play station.
- Spring Activity on April 18th was a huge success. Approximately 200-225 people attended. Actual cost was \$2,120 (\$3000 was budgeted).

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**New Business:**

- Community yard sale will be scheduled for the first/second week in November.
- A discussion took place regarding security at tot Lot. Apparently someone drove an ATV or motor bike across grass causing damage. Jeff Forman mentioned installing night vision cameras. Issue was where to place so the cameras would not be damaged. Jeff mentioned placing in the shed or high on light poles. This issue to be investigated. Fall Social – Shelly Forman mentioned that David and Mary Ann Wright will be planning the event. Details to follow at future meetings.

**Adjournment:** It was moved by Allen Lund and seconded by Ken Carl that the meeting be adjourned. Motion passed. The meeting was adjourned at 8:00 p.m.

The next meeting will be 18, 2009.

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Approved

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Date

