

## Kempton Crossing H.O.A.

## Board Meeting

Monday, April 12, 2010

A. **Call Meeting to Order**

Werner called the meeting of the Board to order at 7:00 All Board members were present plus Cherry Marfisi, Karen Buchanan, Donna Fick, George Barker and Dennis Kappele

B. **Organizational Meeting**

Werner polled the Board as to anyone wanting to change his/her Board position and all said they were comfortable with current status

C. **Homeowners Forum**

There were no homeowners at the meeting to voice any complaints, concerns or compliments

D. **Approval of Previous Minutes**

Jeff moved to accept the Board meeting minutes of March 15, 2010 and Bruce provided a second to the motion Motion passed

E. **Approval of Financial Report**

Bruce moved to accept the Financial Report and Jeff provided a second to the motion Motion passed

F. **Committee Reports**

1. **Architectural Committee:** Cherry Marfisi noted that two (2) requests had been filed

(Both requests were from the same homeowner and had to do with driveway repairs and improvements)

2. **Greens Committee:** Matt Davis from ProQual provided a summary of current projects within the community and future projects that his company plans for the near future.

Plant and tree replacements are to begin April 19, 2010 in the area of Fairview and Cooper. Summer plantings at the monuments on Cottonwood and Fairview should happen sometime in early May, 2010. He suggested we remind homeowners to check for bees and their swarms in bubbler boxes as well as in shrubs and trees in their yards.

See attached report Matt provided for the Board

3. *Social Committee:* Dennis Kappeler provided an overview of the Spring Social.

The Spring Social is planned for Saturday, April 24th from 10:00 to 1:00. It will have a Cowboy theme. Nine community volunteers helped plan the event. The event is planned for 200 people and as of 4/12 Dennis has received 125 RSVPs. The committee will purchase 4-5 gifts (Harkins Theater tickets, etc) that will be raffled to community members who attend the event. Hot dogs, soft drinks and ice cream will be provided to those who attend the event. Activities include a bounce house, pony rides, wagon rides, face painting, petting zoo, pinatas, and cowboy music for old and young!

4. *Web site/Newsletter Committee:* Nothing new to report

G. **Property Manager's Report**

1. *Wall on Danielson in need of repair*

Although there was no motion related to this item, by consensus the Board said to go ahead and get the repairs done

2. *Notices continue for weeds and repainting*

Keep those letters coming, Janet!

3. *Proposal for modifying wall on Danielson*

The Board felt the Bougenvillas planted on Danielson should be given some time to grow an, hopefully, deter further damage to the block wall. Jeff moved to table further discussion on this matter for two (2) months. The motion was seconded by Bruce Motion passed.

For the May meeting the Board would like a total cost of all repairs done to the Danielson wall to date. It also requests the Management Company to check with the City of Chandler as to whether installing a gate in the Danielson wall would run afoul of either zoning or ordinance restrictions.

4. *Proposal from Deca to replace light pole downed in storm*

It was moved by Jackie and seconded by Allen to accept Deca Southwest's bid of \$1880.78 plus tax to replace the downed light pole in the common area along Cooper Road. Motion passed

H. **Old/Unfinished Business**

- \* Spring Social (see above in Committee Reports)

I. **New Business**

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No new business came before the Board

J. **Correspondence/Enclosures as needed**

None came before the Board

K **Adjourn Meeting**

It was moved by Jeff and seconded by Bruce to adjourn the Board meeting at 7:55. Motion passed