

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
April 18, 2011**

The regular meeting of Kempton Crossing HOA was called to order at 7:05PM.

Present: Board members Werner Buchmann, Allen Lund, Bruce Kappeler, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Dennis Kappeler, Newsletter & Social committee, and homeowners Janet Regis and Donna Kirk.

Jeff Forman was absent.

Homeowners' Forum: Janet Regis advised that there was some evidence of graffiti on the Ramada area. The City had removed the majority of the paint. She also stated that several locks were missing from a section of the wall on Danielson.

Minutes: It was moved by Allen Lund and seconded by Bruce Kappeler to approve the minutes of the March 21, 2011 meeting. Motion passed.

Financials: Allen Lund reviewed the March financial statement with the Board. Bruce Kappeler made a motion to accept the February financial report and Jackie Barker seconded. Motion passed.

Newsletter Committee: N/A

Architectural Committee: Per Cherry 2 applications received and approved - repaint and installation of permanent BBG sleeve.

Landscape Committee: Matt Davis of ProQual was unable to attend the meeting. Janet reported that ProQual had been contacted several times regarding the weeds and was advised they would be taken care of within the next week. The Board also requested Janet have ProQual increase the watering schedule on the bougainvilleas on Danielson.

Social Committee: Dennis Kappeler reported that the Spring Social was very successful. Allen Lund also stated the success of the event. 233 people were in attendance. Total expense was \$3,140. Dennis also reported that he is continuing his search for a sound system for the community events. The Board had approved this expense at the March meeting.

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Jackie Barker mentioned that the event banners should be replaced and the combination to the storage shed lock be changed.


Property Manager's Report/Old Business:

- Rick Holman will begin the repair and repainting of the common walls the week of April 25. regarding re-painting of common area walls
- Janet finally received the proposal from Deca to replace 5 light poles in the common. Total cost would be \$\$5,851.25. Bruce Kappel made the motion to proceed with the replacement of the 5 light poles and Jackie Barker seconded. Allen Lund requested the funds be charged to the Reserve Account if possible. Motion passed.

Notices continue for landscape, parking, painting and other violations.

There being no further business, Bruce Kappel made a motion to adjourn the regular meeting and Allen Lund seconded. Motion passed. The meeting was adjourned at 8:00 pm.

The next meeting will be Monday May, 2011.



Approved

Date