

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
April 16, 2012

The regular meeting of Kempton Crossing HOA was called to order at 7:10PM.

Present: Board members Werner Buchmann, Jeff Forman, Allen Lund, Bruce Kappel, Jackie Barker and Janet Giannini from VIP Property Management. ARC members Cherry Marfisi and Karen Buchmann, Newsletter Chair Dennis Kappel and Devin Shepard of ProQual were also in attendance.

Homeowners' Forum: N/A

Minutes: It was moved by Allen Lund and seconded by Jackie Barker to approve the minutes of the February 20, 2012 meeting. Motion passed.

Financials: Allen Lund reviewed the February and March 2012 financial statements. Allen requested that going forward, a break down on the Collection Cost line be included. Jackie Barker made a motion to accept the February and March 2012 financial reports and Bruce Kappel seconded. Motion passed.

Architectural Committee: 2 applications to repaint were submitted and approved by Janet (VIP). Cherry Marfisi stated that three applications were received:

1. Add height to RV gate was denied. Also shed behind gate must be removed.
2. Install storage shed. Approved with conditions that roof tiles match house and body of shed be painted to match house.
3. Application to install security door, repaint house and replace new RV gate: all were approved.

Landscape Committee: Devin Shepard of ProQual updated the Board on the current trimming and weeding programs in process and planting of new color at monuments. Devin also submitted a proposal for aeration/water management of the turf areas in the amount of \$3,066. Allen made a motion to approve the proposal and also include $\frac{1}{2}$ in budgets going forward. Bruce seconded. Motion passed.

Social, Newsletter and Website Committee: Dennis Kappel advised that the Community Yard Sale will be Saturday May 12. Devin of ProQual will put up the banners the week prior.

Property Manager's Report/Old Business:

- Notices continue to be sent for weeds, re-painting of gate slats, re-painting of houses, general yard maintenance and parking issues.
- Banners for Community Yard Sale will be given to ProQual for installation.
- Torrent Resources inspected the Dry Wells and everything is in order. An inspection will be completed in 2013.

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Old Business: See above.

New Business:

1. Advise owners that there will be a \$50 refundable deposit to reserve the Cottonwood Park. This will cover cleaning up garbage should owners not do so. Also, the Tot Lot can not be reserved going forward as this is for all homeowners use. Allen made the motion for both items and Werner seconded. Motion passed.
2. Janet was directed to obtain estimates to repaint the lettering on the monument signs.

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Jeff Forman seconded. Motion passed. The meeting was adjourned at 7:50pm. The next meeting will be May 21, 2012.


Approved

5/21/12
Date