

**Kempton Crossing Homeowner's Association**  
**Board of Director's Meeting Minutes**  
**April 15, 2013 7 pm**  
**Congregational Church of the Valley**  
**240 S. Cooper Road**

**Call Meeting to Order:** at 7:05

Board Members Allen Lund, Bruce Kappel, Werner Buchmann and Jim Milbert. Cheryl Marfisi, Architectural Committee Chair and Committee Karen Buchmann, Dennis Kappel Chair of the Newsletter/Social Committee and Rudy Frame from VIP Property Management were present. Owners Present were Lots 111, 121, 222, 361, 434

**Homeowner's Forum:**

- Concern about Landscaping company and are they doing all they are supposed to. Feel they are not doing enough. Areas by mailbox and on the west side of Cottonwood and south of Whitten. Felt that tumbleweed should have been taken away.
- Website: Felt there are notices that are aged and should be removed. There may be issues with reaching the Property Manager through the website. VIP to work with webmaster to solve the problem.
- Newsletter: Questions on who can place neighborhood services ads. Committee will review and pull out any that no longer belong there.
- Discussion on businesses at the homes and specifically car repair. Needs to be out of site in the garage and not in the driveway or on the street.

**Approval of Previous Minutes:** March 18, 2013 Meeting Minutes, motion by Bruce Kappel and second by Werner Buchmann to approve as presented, motion passed.

**Approval of Financial Report:** (Thru March 2013) No special comments. Treasurer, Bruce Kappel reported all is in order and he is working with VIP to amend the reports provided. Discussed how the Annual reviews and reports are done and Treasurer is pricing the costs for various types of reports to include Compilation and Audits.

**Committee Reports:**

**Architectural Committee:** Cherry Marfisi: VIP continues to scan and send out Architectural Requests. Paint requests if on the list may be signed by VIP and returned to allow for a speedy response. Not special issues or problems to report.

In order to meet the Arizona State Statute requirements. Allen Lund was placed in the position of Chairman and Jackie Barker was added to the committee. The committee now consists of Allen Lund, Chair, Cherry Marfisi, Karen Buchmann and Jackie Barker.

**Greens Committee:**

- Report from ProQual: No Report given.

**Social Committee/Website/Newsletter:** Dennis Kappel: Dennis will review the items previously mentioned and future newsletters will go out through VIP as they have the most complete and up to date list of e-mails.

**Property Managers Report:** – Rudy Frame: Was referred throughout the meeting.

**Old/Unfinished Business:**

- Monument Signs: Report from 1<sup>st</sup> Signs on costs. All three signs could be done under the proposal provided by the Vendor. Board Members will send in by e-mail pictures of signs they like, VIP will compile the ideas and present them to the Board. Next step would be to have the Vendor re-price based on changes and check with the City for ability to build. No time frame has been set to complete all of these tasks.
- Motion to confirm the final two positions with Liz Madrid as Board Secretary and Werner Buchmann, Member at Large was made by Bruce Kappeler and 2<sup>nd</sup> by Werner Buchmann and motion passed.
- Report on e-mail list: Rudy Frame reported that after reviewing the Website – Newsletter list about 1/3 were still valid. Adding the new ones received and those in the accounting program we have almost 300. VIP will work to get the rest through regular mailings, which would include individual requests to those Owners and not all Owners.

**New Business:**

- Motion was made to have the Board Meetings every other month, rather than monthly. Motion died from lack of a second.

**Correspondence/Enclosures as needed:** No special comments on the correspondence included in the meeting package.

**Next Meeting Dates:** June 17<sup>th</sup> and July 15<sup>th</sup>. (All dates for 2013 have been confirmed with the church)

**Adjourn Meeting:** Motion to adjourn at 7:50 by Bruce Kappeler and 2<sup>nd</sup> by Werner Buchmann, motion passed.

  
Approved

  
Date