

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for April 21, 2014

The Annual Meeting for 2014 was called to order at 7:00 PM.

The minutes from the 2013 Annual Meeting were approved.

Bruce gave the 2013 financial report.

Election to the Board:

- 1. Jim Milbert was re-elected and Larry Steinberg was elected to the Board to fill the vacant position.**

Election of officers – it was unanimously agreed that officers would remain the same:

President – Allen

Vice President – Jim

Treasurer – Bruce

Secretary – Liz

Member at Large – Larry

Annual meeting adjourned at 7:17 PM

The regular meeting was called to order at 7:17 PM by President Allen Lund.

Board Members Present: Allen Lund, Jim Milbert, Bruce Kappel, Liz Madrid and Larry Steinberg.

Management Present: Joe Latkowski from Cornerstone Properties attended the meeting as Janet Giannini, Association Manager, was unable to attend due to illness.

Homeowners in Attendance: Jackie Barker, Cherry Marfisi, Dennis Kappel, John Shields and Larry Steinberg.

Glen Winter from ProQual Landscaping was in attendance.

Sherri Koshiol from Bowman Consulting, representing Ryland Homes, attended the meeting to address the Board about the vacant area on Cooper and Pecos.

Minutes: The March meeting minutes were approved

Financials: Bruce reviewed the March financials. The March financial report was approved.

Management Report: N/A as Janet was absent.

Sherri addressed the Board on the 10' slope easement on the vacant property adjacent to lots 423 – 435. Lengthily discussion took place. Motion by Bruce to investigate the easement issue with the HOA attorney. Larry seconded. Discussion took place regarding Ryland to pay all costs. Motion passed for the review.

Old Business: Landscaping:

- 1. Tree trimming proposals submitted by Glen of ProQual. Motion to accept proposal for \$3,500. Motion passed unanimously.**
- 2. Discussion on ProQual's proposals for granite and plant replacement/replenishment. Board requested revised proposal for next meeting. To be completed in 3 phases.**

Meeting adjourned at 8:48 PM.