

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for April 20, 2015

The regular meeting was called to order at 6:50 PM by President Allen Lund.

Board Members Present: Bruce Kappel, Larry Steinberg, Jim Milbert and Cherry Marfisi.

Management Present: Janet Giannini, Association Manager, was in attendance.

Jackie Barker and Roger McLain, ARC members, were in attendance.

Lynlee and Kim of TS&G Signs attended the meeting to present the monument signs proposals

Homeowners in Attendance: Dennis Kappel

Jackie advised the Board that there has been good response to the doggie stations.

Minutes: The March 16, 2015 were approved on a motion from Cherry and second by Bruce. Motion passed.

Financials: Bruce reviewed the March financials stating all was in good order and everything was in balance. Larry made a motion to approve and Jim seconded. Motion passed.

Management Report/Old Business:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent. The main violations continue to be weeds, yard clean up and re-painting. RV parking is also an issue.
2. A second proposal for repainting the common walls was received from McNeil Painting. Janet will contact Trustworthy Painting, recommended by Larry, for a 3rd proposal.
3. Dunn Edwardes is compiling a new color pallet for exterior painting. Anticipated completion date is the end of May.
4. Richard will be contacted to inspect the storage shed roof and repair or replace any missing tiles.

Landscape:

Tree trimming will begin in the next few weeks. All projects are on schedule.

Old Business:

1. Dennis reported that 134 attended the Easter Egg Hunt. Good response.
2. TS&G submitted revised proposal for the monument signs. Concept and design was approved by all. It was decided that the signs on Cooper/Fairview and Pecos/Cottonwood would be double sided. No new sign on Cooper/Kempton at this time. Revised quote will be e-mailed to Janet and design modifications will be presented at May meeting.

New Business:

1. Safe and Sound Playground submitted a proposal to power clean sand in the Tot Lot at a cost of \$420. All approved the proposal.

Meeting adjourned at 7:50 PM on a motion from Larry and Jim.