

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 18, 2009**

The regular meeting of Kempton Crossing HOA was called to order at 7:15PM.

Present: Board members Werner Buchmann, Jeff Forman, Bruce Kappel, Allen Lund, Janet Giannini from VIP Property Management, Shelly Forman and Cherry Marfisi of the Architectural Committee and Karen Buchmann of the Newsletter Committee. Ken Carl was absent.

Home Owner Forum: N/A

Minutes: It was moved by Allen Lund and seconded by Jeff Forman to approve the minutes of the April 2009 meeting with one change – **“Trees to be trimmed by June 30, 2009”**. Motion passed.

Financials: It was moved by Allen Lund and seconded by Jeff Forman to approve the April 2009 financial report. Motion passed.

Newsletter Committee: Current information was added to the web site. Janet advised the Board and Karen that the cost to design a new web site would be \$700 and yearly maintenance would be \$395. Allen Lund made a motion and Bruce Kappel seconded to accept the proposal. Motion passed.

Architectural Committee: 4 applications: 1 to plant tree, 1 to install pavers and 1 to install security door were all approved. 1 application to raise wall around yard was denied.

Landscape Committee: Matt Davis from ProQual attended meeting with the following update:

- Trees and shrubs planted along Danielson are doing well.
- New flowers were planted at the monument signs. Flowers at Pecos and Cottonwood will be replaced at no charge due to ant infestation.
- Matt submitted a revised estimate to remove the turf, install mounds, boulders and gravel in the area on Cooper north of Kempton. Total cost is \$34,017.47. It was moved by Allen Lund and seconded by Jeff Forman to accept the proposal and begin the project. Motion passed.

Unfinished Business:

- Janet contacted Safe and Sound Playground Equipment to remove spiral from play station. Proposal is to be submitted by the week of May 26, 2009.
- Safe and Sound Playground Equipment submitted a proposal to clean the sand at the Tot Lot. It was moved by Allen Lund and seconded by Jeff Forman to have the sand cleaned to a depth of 8” at a cost of \$575. Motion passed.

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New Business:

- Review of legal issues took place with a focus on the effectiveness of collection efforts. The Association has been successful in collecting all legal expenses spent plus additional amount.

Adjournment: It was moved by Jeff Forman and seconded by Bruce Kappeler that the meeting be adjourned. Motion passed. The meeting was adjourned at 8:05 p.m.

The next meeting will be June 15, 2009.

Approved

Date

