

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
May 16, 2011

The regular meeting of Kempton Crossing HOA was called to order at 7:00PM.

**Present:** Board members Werner Buchmann, Allen Lund, Bruce Kappel, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Dennis Kappel, Newsletter & Social Committees, and homeowners Karen Buchmann-293, Janet Regis-121, Donna Kirk-222, Jeff Klein-342, Sharyn Figueroa-125 and David and Naomi Goldberg-165.  
Jeff Forman was absent.

**Homeowners' Forum:** Janet Regis advised that the sprinklers at the Cottonwood Park are not working. The area is very dry.

**Minutes:** It was moved by Allen Lund and seconded by Jackie Barker to approve the minutes of the April 18, 2011 meeting. Motion passed.

**Financials:** Allen Lund reviewed the April financial statement with the Board. Bruce Kappel made a motion to accept the April financial report and Jackie Barker seconded. Motion passed.

**Architectural Committee:** Per Cherry 4 applications were received and 3 were approved: Repaint exterior; installation of RV gate and entry gate; install garage lights. Application to extend height of RV gate was denied.

**Landscape Committee:** Matt Davis of ProQual attended the meeting to advise the Board he has resigned from his position at ProQual. Matt introduced the new supervisor, Devin Shepard, and arborist, Gary McCunn. Matt reviewed the schedule for the community and advised the board that Devin has been brought current on issue and scheduling. Questions were answered regarding watering schedules, re-planting at the monument signs, fertilization schedule and the on-going issue with weeds. Water schedule will be increased one additional day in all areas and especially the Cottonwood Park.

**Social Committee:** N/A

**Newsletter/Website Committee:** N/A

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**Property Manager's Report/Old Business:**


- Rick Holman completed repair and painting of common area walls. Janet will take pictures of the repainted walls and file should there be in issue from irrigation leaks from the owners side of the wall.
- Janet will obtain estimate to repaint railings at Whitten and Cooper and the light fixture and railing at the Ramada.
- Deca has ordered the 5 light poles that need to be replaced. Deca will advise a start date when the poles are received.
- A proposal from ProQual to replace a Sissoo tree at Danielson and Morelos. Cost is \$288.33. Bruce Kappelle made the motion and Allen Lund seconded to replace the tree. Motion passed.
- The fallen Ocotillo on Cooper was replaced with a Fish Hook Barrel cactus
- Notices continue for landscape, parking, painting and other violations.

**Old Business:** N/A

**New Business:** N/A

There being no further business, Bruce Kappelle made a motion to adjourn the regular meeting and Allen Lund seconded. Motion passed. The meeting was adjourned at 7:45 pm.

There will not be a meeting in June. The next meeting will be Monday July 18, 2011.

  
Approved

7-18-11  
Date