

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
May 21, 2012

The regular meeting of Kempton Crossing HOA was called to order at 7:02PM.

Present: Board members Werner Buchmann, Jeff Forman, Allen Lund, Bruce Kappel, Jackie Barker and Rudy Frame and Janet Giannini from VIP Property Management were present.

ARC member Karen Buchmann, Newsletter Chair Dennis Kappel, Devin Shepard of ProQual and home owner Donna Kick were also in attendance. Jim Milbert who is purchasing Jeff Forman's property was also in attendance.

Homeowners' Forum: Donna Kick stated that the banners for the garage sale looked great.

Minutes: It was moved by Allen Lund and seconded by Jeff Forman to approve the minutes of the April 16, 2012 meeting. Motion passed.

Financials: Allen Lund reviewed the April 2012 financial statement. Allen requested a breakdown of the irrigation repairs for April. Janet will e-mail the information to Allen and the Board. Jeff Forman made a motion and Bruce Kappel seconded to approve the April financial report. Motion passed.

Architectural Committee: N/A

Landscape Committee: Devin Shepard of ProQual updated the Board on the current programs in process. The aeration and irrigation work was completed and the tree trimming is to be scheduled in June and July. Devin also presented a solution to blocking vehicle access to the large open areas on Cottonwood and also Vernon and Nathan. Removable steel posts with combo lock could be installed at \$120 per area. Total cost would not exceed \$300. It was agreed that the posts would be bright yellow. Bruce Kappel made a motion to proceed with the work and Jeff Forman seconded. Motion passed.

Social, Newsletter and Website Committee: Dennis Kappel advised that the Community Yard Sale on Saturday May 12 had a good turnout.

Property Manager's Report/Old Business:

- Notices continue to be sent for weeds, re-painting of gate slats, re-painting of houses, general yard maintenance and parking issues.
- Janet stated she would have the estimates to re-paint the monument signs in the next week and will forward to the Board.
- Allen advised that Safe and Sound Play Ground did an unsatisfactory job on cleaning the Tot Lot sand. Janet will call.

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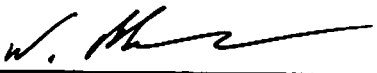
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Old Business: Garage sale was a success. The Board may consider scheduling one in the fall.

New Business:

Jeff Forman introduced Jim Milbert who is purchasing his property. Jim stated he would be interested in serving on the Board as Jeff will be resigning at the end of May. All welcomed him to the community.

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Bruce Kappelé seconded. Motion passed. The meeting was adjourned at 7:32pm. The next meeting will be June 18, 2012.



Approved

06/18/12
Date