

**Kempton Crossing Homeowner's Association**  
**Board of Director's Meeting Agenda**  
**May 20, 2013 7 pm**  
**Congregational Church of the Valley**  
**240 S. Cooper Road**

**Call Meeting to Order:** 7pm

Board Members Allen Lund, Bruce Kappel, Werner Buchmann and Jim Milbert. Architectural Committee Members: Cheryl Marfisi (426) Karen Buchmann (293) and Jackie Barker (111), Dennis Kappel (208) Chair of the Newsletter/Social Committee and Rudy Frame from VIP Property Management were present.

**Homeowner's Forum:** 1) Topic of current landscaping condition was raised and addressed by Glen Winter of ProQual. It is much better and improving steadily. 2) One Owner reported that he "Neighbor Program as 75 homes signed up. 3) The City sponsored meeting for the Ryland Homes project on the northeast corner of Cooper and Pecos was well attended. There will be 70 homes, some two story but none of them on the exterior backing up to Kempton Crossing. The homes will be 2100 sq. ft. and larger and prices start at \$300,000. The community will be gated. 4) One Owner has taken the lead in forming a block watch on the east side of Kempton Crossing. There are 43 homes in the area and 10 Owners have signed up with one meeting. They are in the beginning stages and will share the results and give advice to any other Owners wanting to set up something for their block.

**Approval of Previous Minutes:** April 15, 2013 Meeting Minutes: Motion by Bruce Kappel and second by Jim Milbert to approve as presented, motion carried.

**Approval of Financial Report:** (Thru April 2013) Treasurer Bruce Kappel is continuing to work with VIP to amend reports and information presented. Treasurer confirmed and stated that there is no concern about money lost or misappropriated only that his goal is to change how information is reported.

**Committee Reports:**

**Architectural Committee:** No special report. VIP receives the requests, scans and sends out to Committee and then receives instruction back on approving and notifying the Owners. Committee did confirm that there are a large number of color schemes that have been approved and Owners need to select from that list. There have been requests for RV gates and expanded patios and Owners are being reminded of the need to check with the City of Chandler for approvals and that anything parked behind an RV gate needs to be out of sight from the street or the neighbors.

**Greens Committee:**

- Report from ProQual by Glen Winter: ProQual has been through all the cutbacks and if focusing on the regular maintenance as well as getting the grass back in shape and completing the aeration and large tree trimming projects. ProQual has a Community Party Trailer that they can make available for the Association or to help with the Block Watch events. Information will be forwarded to VIP and it will be sent on to the Board.
- ProQual will set up a report for the Board to show the history of water usage compared with current monthly use.

**Social Committee/Website/Newsletter:** Dennis Kappel: The name that had been reserved in the past to gather e-mails has not been renewed. Contact requests will go right to VIP. The process for contacting the Property Manager has been streamlined in effort to prevent e-mails going into SPAM.

**Property Managers Report:** – Rudy Frame was referred to throughout the meeting

**Old/Unfinished Business:**

- Update on Monument Signs: VIP will attempt to get some samples from 1<sup>st</sup> signs and the Board Members will continue to look for samples to share.
- VIP was instructed to request the letter on the ownership of the ET Watering system be put on ProQual Letterhead and signed by ProQual.

**New Business:**

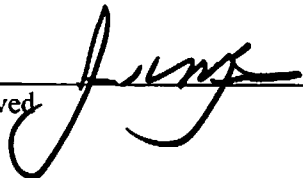
- Topic of Vegetation between neighbors: This is between the neighbors. Future requests for help will be handled by VIP as best as possible by letting them know the neighbors need to work it out between themselves and that any Owner has the right to trim the parts of the tree that come on to their property.
- Discussion on To Lot and Cottonwood park and posting them as closed. Motion to have VIP price signs for both areas was made by Werner Buchmann and second by Bruce Kappel, motion carried. VIP review both parks and make a recommendation on how many are needed to be able to effectively cover the entrances to the park and the Ramadas.

**Correspondence/Enclosures as needed:** These were provided in the Meeting Package. No special discussion.

**Next Meeting Dates:** June 17<sup>th</sup> and July 15<sup>th</sup> (Would it be possible to move meeting to July 22<sup>nd</sup>)

**Adjourn Meeting:** Motion to adjourn at 8pm by Werner Buchmann and second by Bruce Kappel, motion carried.

Approved \_\_\_\_\_



4/17/13  
Date