

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**Open Meeting Minutes for May 19, 2014**

The regular meeting was called to order at 7:01 PM by President Allen Lund.

**Board Members Present:** Allen Lund, Jim Milbert, Bruce Kappeler, Liz Madrid and Larry Steinberg.

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

**Homeowners in Attendance:** Jackie Barker and Cherry Marfisi.

Glen Winter from ProQual Landscaping was in attendance.

**Minutes:** The April 21, 2014 meeting minutes were approved on a motion by Bruce and second by Jim with noted corrections.

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

**Management Report/Old Business:**

1. Janet advised the Board that the 2013 water usage per meter was forwarded to Glen at ProQual.
2. Glen advised the Board that the grass was in transition for several weeks but will come back.
3. Glen reviewed the landscape enhancement proposals for gravel and plants to be completed over the next 3 years. A discussion took place. Allen made a motion to lock into the budget \$61,200 over the next 3 years for plants and gravel. Larry seconded. Motion passed.
4. Janet gave an update on the easement issue from Christina Morgan, Esquire. Christina recommended she contact the owners affected by the new development as this is not an association issue. Larry made a motion to accept Christina's recommendation and Bruce seconded. Motion passed.

**New Business:**

1. Allen advised the Board that he confronted an owner about hitting golf balls in the Cottonwood Park. The owner became defiant. Allen suggested adding verbiage to the park signs in the future and increasing the size of the signs. Janet suggested including that no hitting of golf balls is permitted in the parks.
2. The Board discussed a request for approval to paint addresses on curbs with a flag or team logos. The Board approved the numbers and only flags.
3. Allen made a motion to open a 6 month CD by transferring \$60,000 from available funds. Effective date to be June 1, 2014. Bruce seconded. Motion passed.
4. Bruce asked when the budget process will begin for 2015. Jane advised the Board that this will begin in the latter part of July-early August.
5. Exterior association walls are in need of repainting. Janet will begin obtaining proposals.

Meeting adjourned at 8:00 PM on a motion from Bruce and second by Jim.