

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for May 18, 2015

The regular meeting was called to order at 6:50 PM by President Allen Lund.

Board Members Present: Larry Steinberg, Jim Milbert and Cherry Marfisi.
Bruce Kappele was absent.

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

Jackie Barker, ARC, was in attendance.

Glen Winter of ProQual attended the meeting.

Lynlee and Kim of TS&G Signs attended the meeting to present the monument signs proposals

Homeowners in Attendance: N/A

Minutes: The April 20, 2015 were approved on a motion from Larry and second by Cherry. Motion passed.

Financials: Bruce e-mailed the board advising that all was in order on the April financial report. Unanimous approval by the Board.

Management Report/Old Business:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent. The main violations continue to be weeds, yard clean up and re-painting. RV parking is becoming more prevalent due to vacations.
2. Richard contacted to inspect the storage shed roof and repair or replace any missing tiles and to reinstall the Tot Lot sign.
3. Allen and Janet met with Glen to discuss landscape options for the areas around the new signs. Proposal will be submitted for the June meeting.
4. Janet is forwarding any ARC requests to the Committee other than re-painting with colors selected from the approved color pallet.
5. Tot Lot sand was cleaned as approved at May meeting.

Landscape:

Glen reported that the tree trimming was completed. Glen also gave an overview of projects in progress and stated all projects are on schedule.

Old Business:

1. TS&G submitted revised proposal for the monument signs. Discussion took place. Clarification of design discussed and agreed upon. Also, Christina Morgan, counsel for Association, will review contract. Jim made a motion to approve these items and Larry seconded. All approved and motion passed.

New Business: N/A

