

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION

May 16, 2016

The regular meeting was called to order at 7:00 PM by President Allen Lund.

Board Members Present: Jim Milbert, Larry Steinberg and Cherry Marfisi.
Bruce Kappeler was absent due to health issue.

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

Homeowners in Attendance: Jackie Barker was in attendance.

Glen Winter from ProQual was in attendance.

Minutes: The April 18, 2016 minutes were approved on a motion from Larry and second by Cherry. Motion passed.

Financials: The April financial statement was reviewed by Bruce prior to the meeting and he stated all was in order. Bruce stated all was in good order. Unanimous approval.

Landscape:

The following update from ProQual was given by Glen Winter:

1. Tree trimming completed.
2. Turf reduction in Tot Lot to begin by spraying the grass on the slopes. Once grass is dead, it will be removed, gravel desert plants will be installed. This will reduce the cost and usage of water and easier to maintain.
3. Grass in the green belts is transitioning.
4. Continual monitoring of irrigation system and quick response to repair any leaks/drip problems.
5. Over all, the community is in good condition.

Old Business:

1. Exterior wall repainting – Review of proposal from JW Construction. Allen made a motion to proceed and Cherry seconded. Motion passed unanimously. Painting to begin in early July.
2. Second proposal received. Board reviewed both proposals to replace sand in the Tot Lot with rubberized mat. Larry made a motion to proceed with proposal from HOA Playground proposal and Allen seconded. Motion passed.
3. Discussion and review of monthly maintenance agreement proposal from HOA Playground to replace current vendor. There is a savings of \$30 per month and HOA Playground is less than a mile away. Jim made a motion to sign with HOA Playground and Larry seconded. Motion passed. Contract to begin July 1, 2016.
4. Inspections and violation notices continue to be sent to owners.

Meeting adjourned at 7:40 PM on a motion from Cherry and Larry.