

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**MAY 17, 2021**

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

**Board Members Present:**

Allen Lund, Cherry Marfisi, Larry Steinberg and Debra Grow. John Pagan was absent.

**Management Present:** Janet Bussing of Cornerstone, Association Manager.

Association Counsel. Christina Morgan, Esq. was in attendance.

**Homeowners in Attendance:** There were 22 homeowners in attendance. Allen advised that each owner wishing to speak would be given 5 minutes. Items mentioned were:

1. Survey received which was not approved by the Board, objection to license plate readers and CC&Rs not needing revisions.
2. Suggestion to put bulletin board in Tot Lot with updates and agendas of the meeting. Also, notification via web site.
3. Several owners were in favor of amending CC&Rs to allow RV parking behind RV gates. Suggested RV parking be fast tracked.
4. Overview of process of amending the documents.
5. Discussion on violation and fine process/policy.
6. Community to review management contract.
7. E-Blast not only meeting notice but agenda going forward.

**President's Report:** Allen stated that the survey received by owners on their front doors was not discussed or approved by the Board. Any surveys from the Board would be on Association letter head and mailed from Cornerstone Properties with a cover letter and return envelope.

**Minutes from the April 19, 2021** were reviewed and discussed. Larry made the motion to approve the minutes with the amended recommendation in the Financial Report and Cherry seconded. Motion passed.

**Financial Report:** Cherry gave the Treasurer's report by reviewing the Bank Statement balances through April. Allen made the motion to accept, and Larry seconded. Motion passed.

**Landscape:**

1. LandTech Landscaping services re-positioned, staked, and re-tied the three trees in the Cooper Road Park which were uprooted. 8 to 10 sprinkler heads were broken due to vandalism and they were repaired or replaced as required.
2. The entire community completely once a week.
3. Estimate to be submitted in late June to replenish the gravel on the Berm near the Cottonwood Ramada and behind the play equipment in the Tot Lot.
4. Request for landscapers to blow/clean Ramada on weekly service to remove any debris and cigarette butts.

**Old Business:**

Allen gave an overview of the police calls received from January 1, 2020, through April 30, 2021 regarding violations. The calls for occurrences were very low.

Review of the license plate readers was discussed. Two legal opinions were received, both recommending against the readers. Christina Morgan, Kempton's counsel gave an overview for not recommending the readers: not a gated community, Association only responsible for the ensuring safety in the common areas, cost to the Association, and who will be responsible for monitoring. Block Watch a better solution.

May 17, 2021

Page Two

Compliance: Association responsible for maintenance of common areas – parks/greenbelts, Tot Lot. Homeowners are responsible for their lots, front and rear yards and houses.

Continue discussion on updating the CC&Rs.

**Manager's Report:** Inspections continue, and notices/fines being sent. Answered questions on the process.

Meeting adjourned at 8:47 PM on a motion from Cherry and second by Larry. Motion passed.