

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**June 21, 2010**

The regular meeting of Kempton Crossing HOA was called to order at 7:03PM.

**Present:** Board members Jeff Forman, Bruce Kappel, Allen Lund, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Dennis Kappel-Newsletter, Matt Davis of ProQual and homeowners George Barker, Janet Regis and Donna Kick.

Werner Buchman was absent.

**Homeowners' Forum:** Janet Regis mentioned the web site. Janet and Dennis to work with the web master to insure all information is accurate.

**Minutes:** It was moved by Allen Lund and seconded by Bruce Kappel to approve the minutes of the May 17, 2010 meeting. Motion passed.

**Financials:** Allen Lund reviewed the May financial statement with the Board. Allen made a motion to correct the minutes from the May 17, 2010 meeting as the CD's will be invested as follow: \$25,000, \$25,000 and \$50,000 each for 13 months. Jackie Barker seconded. Motion passed. It was moved by Jackie Barker and seconded by Bruce Kappel to approve the May financial report. Motion passed.

**Newsletter Committee:** Dennis Kappel the newsletter would be sent this week.

**Architectural Committee:** One application was submitted for installation of solar panels and was approved.

Jackie Barker asked what Lot 15 is doing in the back yard. Janet will research.

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**Landscape Committee:** Matt Davis from ProQual attended the meeting and submitted the attached report and advised the Board of the following additional items:

- Bees removed from irrigation control box
- The goal of 30 to 35% reduction in water use is being achieved
- Matt will investigate erosion concerns on Fairview as noted by Bruce
- Boulders placed over tree root in tot Lot
- Will have estimates and solution for transition area into the Cottonwood park for the next meeting

**Social Committee:** David and Maryann Wright will host Movie Night. Janet will call Deca to coordinate timers on the lights.

**Property Manager's Report and Old Business:**

- Numerous violation letters regarding parking on gravel, trimming shrubs and trees, maintenance of front yards, repainting of houses and other items continue to be sent. Weeds continue to be an issue.
- Notice sent to Lots 14 and 15 regarding trimming of association trees on Pecos. There is a potential damage to the trees as a result of the manner in which the trees were trimmed. Each owner was advised they would be held responsible. Lot 15 called and stated he did not trim the trees. No response from Lot 14. Debris removal charged to Lot 14. Wall on Danielson between KC and the college were have been tabled.
- Wall on Danielson: damaged area will not be repaired at this time.
- Light pole which fell during the January storms will be replaced by end of June.
- Janet to contact Deca and inquire if base will also be replaced. All other light [pole bases are corroded and rusted. Obtain cost to replace.
- Janet to get information and estimates to paint rusted drain bars and repair concrete around the drains.

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**New Business:** A discussion on the Dry Well took place. Janet to obtain information on the maintenance procedure and cost.

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Bruce Kappel seconded. Motion passed. The meeting was adjourned at 8:00 PM.

The next meeting will be July 19, 2010.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

