

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
June 18, 2012

Called to Order: 7:02PM.

Present: Board members Werner Buchmann, Allen Lund, Jackie Barker and Rudy Frame from VIP Property Management were present. ARC Chair Cherry Marfisi, and committee member Karen Buchmann, were also present.

Homeowners' Forum: There were no comments:

Minutes for May 21, 2012: Motion by Allen Lund and seconded by Jackie Barker to approve. Motion passed.

Financials:

- Allen Lund reviewed the April 2012 financial statement. VIP to provide Treasurer with breakout of the 2012 Admin - Other Expenses for review.
- VIP to note that aeration will be an annual expense and to plan for it in the 2013 budget.

Architectural Committee:

Lot 238: Discussion on the need for Owner to paint wall along Cottonwood the same color as the house. As the other walls along Cottonwood were the current color of the wall and it was just repainted last year the Board agreed with the Arch Committee to leave it the same color.

Lot 9: VIP to send the Owner a courtesy notice as a reminder that they still need to submit their plans to the HOA and to include the form.

Landscape Committee: Devin Shepard of ProQual delivered prior to the meeting the sample post for installation along with map of the location. The cost, not to exceed \$300 was previously approved. VIP to instruct ProQual to proceed. Should there be a need for additional protection of other park areas the Board will consider large boulders with one entrance for maintenance vehicles.

Discussion on ProQual's Proposal to deal with Nutsedge for \$375 and approved.
Discussion on ProQual's Proposal for Tree Trimming at \$5,850 and approved. This will be completed in August. For the future VIP was instructed to make sure this is done prior to the start of the Monsoon Season.

Social, Newsletter and Website Committee: VIP to contact the Newsletter Chair with Rudy's contact information and the revised meeting dates through 2012.

Property Manager's Report: This was referred to throughout the meeting.

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Old Business:

- Board Directed VIP to contact Jim Milbert of Lot 362 about his interest in serving on the Board and to provide a brief Bio.
- The Board reviewed VIP's response to Lot No. 373 about the invoice and reasoning for late fees.

New Business:

- VIP instructed as a course of operations to send violation notices to Owners who have received Courtesy Notices for the same violation in the previous six month.
- VIP to contract the Church with the meeting dates for the balance of 2012

Next Meetings: July 23rd, August 20th, September 17th, October 22nd and November 19th


Approved


Date