

Kempton Crossing Homeowner's Association
Board of Director's Meeting Minutes / June 17, 2013 7 pm
Congregational Church of the Valley / 240 S. Cooper Road

Call Meeting to Order at 7pm Board Members Allen Lund, Bruce Kappel, Liz Madrid and Jim Milbert. Architectural Committee Members: Cheryl Marfisi (426) and Jackie Barker (111), and Rudy Frame from VIP Property Management were present.

Homeowner's Forum: Homeowners are invited to address the Board with questions and concerns. Board may respond during the meeting or take the item under advisement.

Approval of Previous Minutes: May 20, 2013 Meeting Minutes

Financial Report: Treasurer Bruce Kappel approved the report through May 2013. Discussion on the various reports provided and VIP will work on a Reconciliation Report for the Treasurer and Board to Review. Discussion on the new Banking Relationship with Alliance Financial Services and they are FDIC insured. VIP to provide a written report and recommendation on placement of CDs. VIP and Treasurer will work on a review of Future Financial Needs and the current Reserve Study.

Architectural Committee: VIP has been forwarding Architectural Requests and the process is working smoothly. Arch. Committee has reviewed the request by Lot 160 to use an approved color scheme; however the request is to reverse the placement of the colors, using the darkest color as the body of the house. Board voted to support the request, with some reservations, but wanted to allow this opportunity to see how it looks.

Greens Committee:

Report from ProQual on the community through June. The ET watering system is being fine tuned. ProQual can adjust the system deleting watering days or adding watering times as needed through the summer. VIP has provided ProQual the water history for 2012 and through April and will continue to send usage to ProQual can report to the Board on savings and return on investment. ProQual made a recommendation to cap the emitters for the trees during the winter as they do not need or use that water. It also will prevent overgrowth and the need for additional trimming. ProQual has provided Kempton Crossing with the letter of Ownership for the ET watering system and VIP has it in the files. ProQual to prepare report on potential changes to Cooper and Fairview Park, Grass Reduciton

Property Managers Report: – Rudy Frame was referred to throughout the meeting. Board reviewed the Violation report and authorized the fines be sent as indicated on the report and to address the issue of the green front door.

Old/Unfinished Business:

- Monument Signs: VIP presented multiple options or samples. Motion by Bruce Kappel and second by Jim Milbert to discuss the signage needs. Discussion concluded that the Board wanted to try and rehab the existing signs, keeping the skeleton, possibly taking off the rounded rock, adding Ledge stone, removing the tile and putting in stucco and metal signs or letters. Motion was tabled until the fall to allow for a budget item for 2014's budget and further discussion after the new community has put up its signs.
- Park Closed Signs: Motion by Jim Milbert and second by Bruce Kappel to accept the Proposal from 1st signs and to use Red and White, motion carried.

New Business:

- Paint Palette: Review and Digital on-line version: Cheryl Marfisi and VIP have been working with different representatives with Dunn Edwards to create a digital palette to be used on the website. Efforts have been combined and when the link is ready VIP will send out to the Board to review.

Correspondence/Enclosures as needed: VIP is to refer Owners to the City of Chandler Code enforcement or to Maricopa County Animal Control if contacted about issues.

Next Meeting Dates: July 22nd and August 19th

Adjourn Meeting: Motion to adjourn meeting at 8:08pm by Bruce Kappel and 2nd by Jim Milbert, motion carried.


Approved _____
Bruce Kappel


Date