

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for June15, 2015

The regular meeting was called to order at 7:01 PM by President Allen Lund.

Board Members Present: Bruce Kappel, Larry Steinberg, Jim Milbert and Cherry Marfisi.

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

Jackie Barker, ARC, Dennis Kappel and Roger McLain were in attendance.

Glen Winter of ProQual attended the meeting.

Homeowners in Attendance: N/A

Minutes: The May 18, 2015 minutes were approved on a motion from Cherry and second by Larry. Motion passed.

Financials: Bruce stated the report was totally balanced. He recommended rolling the expiring CD over for another 6 months. Larry made a motion to roll the CD over for six months and approve the financial report. Cherry seconded. Motion passed.

Management Report:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent. The main violations continue to be weeds, yard clean up and re-painting. RV parking is becoming more prevalent due to vacations and parking on the gravel is becoming a concern.
2. Shed roof at Tot Lot repaired.
3. Janet is forwarding any ARC requests to the Committee that are not re-painting using the approved pallet.

Landscape:

Glen gave the Board an update on service of the community.

He presented a proposal to the Board for turf conversion and enhancements (xeriscape) around the new monuments. Discussion took place. Pricing reduced \$400 to \$11,777.47. Bruce made a motion to approve and proceed and Larry seconded. Motion passed.

Old Business:

1. Janet advised that the permit for the signs has been received. TS&G is requesting a deposit in order to start fabrication of the new signs per the contract. \$22,833.19 is required (50% per contract). Cherry made a motion to send the check and Larry seconded. Motion passed.

New Business: N/A

Meeting adjourned at 7:44 PM on a motion from Larry and Jim.