

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTOR'S MEETING  
July 16, 2007**

The meeting was called to order at 7:00 p.m.

**Present:** Board members David Wright, Ken Carl, Allen Lund, Werner Buchmann, Jason Harman from VIP Property Management, residents Karen Buchmann, Cherry Marfisi, Lisa Spivey, David Cowan, Steve Heick and Dave Mortensen from Vista Landscaping.

**Absent:** Jackie Barker

**Homeowner's Forum:** Lisa Spivey requested a variance to the Architectural Guidelines to install a play set that exceeds the allowable height of 9 ½ feet by approximately 2 feet. Her property backs up to a commercial property and the play set will only be visible by the neighbor on Lot 427.

Resident David Cowan requested that his church, The Elevation Church, be granted permission to use the common area on Cottonwood south of Nathan Way on July 23-27 from 6 to 8 p.m. for a sports camp for children in grades 1-5.

Resident Steve Heick expressed concerns about the enforcement of the CC&R's and Rules & Regulations. He suggested that the CC&R's be revised to more accurately reflect the nature of the community.

It was moved by Werner Buchmann and seconded by Allen Lund that the request by Lisa Spivey for a variance to exceed the height for a play set be approved subject to the neighbor at Lot 427 providing a letter stating that he does not oppose the height. Motion passed.

It was moved by Werner Buchmann and seconded by Allen Lund that the request from David Cowen for the use of the Cottonwood common area be approved subject to his church providing the Association a Certificate of Insurance in an amount not less than one million dollars and the Association be name as an "also insured". Motion passed.

It was moved by Werner Buchmann and seconded by Ken Carl that Steve Heick be appointed to head a committee to revise the CC&R's with David Wright being the Board liaison. Motion passed.

**Minutes:** It was moved by Allen Lund and seconded by Werner Buchmann that the minutes of the June 18, 2007 meeting be approved. Motion passed.

**Financial Report:** It was moved by Werner Buchmann and seconded by Ken Carl that the June Financials report be accepted. Motion passed.

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**Architectural Committee:** The following requests were approved:

- Lot 296 – Security Door
- Lot 296 – Replace exterior light fixtures
- Lot 296 – Installing grass in front yard
- Lot 349 – Install faux stone on front of house

The following requests were denied:

- Lot 108 – Install storage shed (denied until a plat is submitted showing dimensions and roof tile color)
- Lot 300 – Install storage (metal sheds cannot be exposed above the wall)

**Gravel Replenishment:** It was moved by Allen Lund and seconded by Werner Buchmann to approve the purchase of up to 350 tons of gravel plus the cost of labor and equipment to install the gravel to replenish the gravel areas east of Cottonwood that have not yet been done subject to Vista Landscaping providing an acceptable contract. Motion passed.

**Adjournment:** It was moved by Allen Lund and seconded by Ken Carl that the meeting be adjourned. Motion passed.

The meeting was adjourned at 9:00 p.m.

The next meeting will be August 20, 2006