

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 20, 2009**

The regular meeting of Kempton Crossing HOA was called to order at 7:00PM.

Present: Board members Werner Buchmann, Jeff Forman, Bruce Kappel, Allen Lund, Ken Carl, Janet Giannini from VIP Property Management, Shelly Forman and Cherry Marfisi of the Architectural Committee and Karen Buchmann of the Newsletter Committee. Amy Crow, Lot 401 and Clayton Hoyle, Lot 371, were also in attendance. .

Home Owner Forum: Amy Crow, Lot 401, addressed the Board stating her displeasure with the removal of the lawn area and installation of gravel, mounding and boulders on Cooper Road, north of Kempton. She stated she was concerned that other areas on Cooper would also be re-landscaped. Werner Buchmann stated that this project has been discussed since 2001 and with the rising cost of water the Board decided it was time to complete the project. Amy also wanted to know who made the decision to convert this area. Werner stated the Board of Directors made the decision unanimously to complete the project. He further advised that the Board has a fiduciary responsibility in the spending of funds while maintaining the community. The Association has reduced the amount of water used in many areas. With the re-landscaping of this one area, water costs will be further reduced as well as maintenance costs. Water conservation is not only the goal of the HOA but also the city of Chandler. The Board also advised that owners do not attend the monthly meeting or the annual meeting to express their concerns. Amy also approached the Board about spending money to beautify the entrances. She stated that she would like to serve on a committee that would make suggestions regarding landscape issues. A motion was made by Werner Buchmann and seconded by Allen Lund to establish a Greens Committee with Amy Crow appointed to the committee. Janet will work with the Board to establish an outline of guidelines and send to Amy. Motion passed.

Allen Lund made a motion and Ken Carl seconded to adjourn the regular meeting and go into Executive Session to hear the Gardner's appeal. Motion passed.

The regular meeting temporarily recessed at 7:20PM to go into Executive Session.

The regular meeting reconvened at 7:30PM.

Minutes: It was moved by Allen Lund and seconded by Ken Carl to approve the minutes of the June 2009 meeting. Motion passed.

Financials: It was moved by Ken Carl and seconded by Jeff Forman to approve the June 2009 financial report. Motion passed.

Newsletter Committee: Karen Buchmann has been working with Fisher Web Design by providing information for the new website ready. The new web address is kemptoncrossinghoa.org and will be effective August 1, 2009.

Allen Lund made a motion to fund postage to send a newsletter/flyer to all owners announcing the new web site. Jeff Forman seconded. Motion passed.

Architectural Committee: 2 applications were received and approved – lighting and synthetic lawn.

Landscape Committee: Matt Davis from ProQual was unable to attend. The Board directed Janet to contact Matt and obtain a proposal for an additional 3 mounds with 3 boulders on each and some rip rap through out the newly landscape area. .

Property Manager's Report and Old Business:

- Removal of the spiral completed by Jeff Forman. Phoenix Awning and Tent has been contacted to repair the tear in the canopy.
- Web site: Effective August 1, 2009.
- Re-landscaping of Cooper Road and Kempton has been completed.

New Business: Fall Social: David and Mary Ann Wright had mentioned they would plan the event. Janet will e-mail David and advise that a date needs to be selected so notification can be put on the web-site. Allen Lund made a motion and Bruce Kappel seconded to establish a budget of not to exceed \$1,000. Motion passed.

Garage Sale: November 14 weekend will be the weekend for the garage sale.

Allen Lund made a motion to adjourn the regular meeting and Ken Carl seconded. Motion passed. The meeting was adjourned at 7:50PM.

The next meeting will be August 17, 2009.

Approved

Date

