

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
July 19, 2010

The regular meeting of Kempton Crossing HOA was called to order at 7:10PM.

Present: Board members Werner Baxter, Jeff Forman, Bruce Kappel, Allen Lund, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Dennis Kappel-Newsletter, Karen Buchman-Web Site, Matt Davis of ProQual and homeowners Janet Regis and Donna Kick.

Homeowners' Forum:

Minutes: It was moved by Allen Lund and seconded by Jeff Forman to approve the minutes of the June 21, 2010 meeting. Motion passed.

Financials: Allen Lund reviewed the June financial statement with the Board. Allen requested that VIP provide a detail of the accounting hours by category going forward.

It was moved by Jackie Barker and seconded by Bruce Kappel to approve the June financial report. Motion passed.

Newsletter Committee: Dennis Kappel the newsletter would be sent this week.

Architectural Committee: One application was submitted for installation of security screen door.

Landscape Committee: Matt Davis from ProQual attended the meeting and submitted following additional report:

- Irrigation repair are down from previous months
- Watering in some areas has been slightly increased due to the water
- Major trimming is completed and the detailed/selective trimming is in progress
- Over seeding in Tot Lot only
- Proposal submitted to complete the walkway transition in the Cottonwood Park in the amount of \$640. Bruce Kappel made the motion and Jeff Forman seconded to approve the work. Motion passed.

Social Committee: David and Maryann Wright will host Movie Night. Janet will call Deca to coordinate timers on the lights.

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Property Manager's Report and Old Business:

- Janet will have ProQual clean three properties and bill the owners. Houses are empty and in need of yard maintenance
- Letter sent to Lot 15 regarding construction in back yard next to wall facing Pecos.
- Janet to contact Holman about putting rebar in the top of the wall on Danielson to prevent further damage.
- Light pole and base replaced.
- Awaiting information regarding the Dry Wells.
- Notices continue for yard maintenance, RV parking, re-painting etc.

New Business:

The meetings dates for the remainder of 2010 are: August 16, September 20, October 18 and November 29. **The 2010 Annual Meeting will be January 31, 2011.**

There being no further business, Jeff Forman made a motion to adjourn the regular meeting and Allen Lund seconded. Motion passed. The meeting was adjourned at 7:55 pm.

The next meeting will be August 16, 2010.

Approved: _____

Date: _____

