

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
July 18, 2011**

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

Present: Board members Werner Buchmann, Allen Lund, Jeff Forman and Janet Giannini from VIP Property Management. Cherry Marfisi of ARC and homeowner Mary Gibons of Lot 112 were also in attendance.

Bruce Kappeler and Jackie Barker were absent.

Homeowners' Forum: N/A.

Minutes: It was moved by Allen Lund and seconded by Jeff Forman to approve the minutes of the May 16, 2011 meeting. Motion passed.

Financials: Allen Lund reviewed the May and June financial statements with the Board. Allen Lund made a motion to accept the May and June financial report and Jeff Forman seconded. Motion passed.

Architectural Committee: Per Cherry 1 application was received for a trampoline. The application was approved

Landscape Committee: Devin Shepard was unable to attend the meeting but submitted his report which was included in the meeting packet. Janet advised the Board of the following:

1. Proposal to over seed Tot Lot was approved as the cost was within the \$600 budgeted amount
2. Proposal received for replenishment of gravel between Fairview and Whitten, west of Cottonwood. Janet has requested additional cost estimate to include area up to Kempton.

Social Committee: N/A

Newsletter/Website Committee: N/A

Property Manager's Report/Old Business:

- Light poles should be installed by end of August
- Awaiting proposal to repaint iron railings in common areas

Property Manager's Report cont'd:

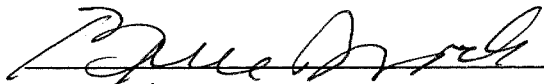
- Notices continue for landscape, parking, painting and other violations.
- BBQ grill removed at Ramada
- Lot 305 cleaned up by ProQual and homeowner billed
- Sweet Acacia on Pecos removed due to frost damage

Old Business: N/A

New Business: A discussion took place regarding options for the open area on Cooper south of Fairview. Janet will ask ProQual to measure the turf area.

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 7:25 pm.

The next meeting will be Monday August 15, 2011.


Approved

8/15/11
Date