

Kempton Crossing Homeowner's Association
Board of Director's Meeting Minutes
July 22, 2013 7 pm
Congregational Church of the Valley
240 S. Cooper Road

Call Meeting to Order at 7pm Board Members Allen Lund, Bruce Kappel, Liz Madrid and Jim Milbert. Architectural Committee Members: Cheryl Marfisi (426), Karen Buchmann (293) Dennis Kappel (208) and Jackie Barker (111), and Rudy Frame from VIP Property Management were present. Also present was the Owner of Lot 39.

Homeowner's Forum: There were no comments offered.

Approval of Previous Minutes: **June 17, 2013 Meeting Minutes:** Motion to approve as presented by Bruce Kappel and 2nd by Jim Milbert, motion carried.

Financial Report Thru June May 2013 given by Treasurer. Reports and operations are being amended at the direction of the Treasurer and we are almost finished. VIP to have balance of \$2,000 in disbursement account, up from \$1,000. This will be addressed in the July Funds Transfer. Finances are in good order. Motion to approve the report by Jim Milbert and second by Liz Madrid, motion carried.

Review of Report on placing CDs: VIP provided a review of the funds available and made a recommendation on placing the funds not needed for regular use or emergencies in laddered CDs with 24 month maturity dates. One would be purchased every six months, meaning it would take two years to fully invest, additional funds could be available and it can be stopped at any time. VIP to do more research at the banking institutions to see if it is possible to move CDs up to new CDs if the rates increase with no penalties. VIP will report back at the next meeting.

Architectural Committee: No new issues. System is working well with submittals and responses so that Owners can get on with their projects. Digital Paint Palette was reviewed by the Board and Committee and it works very well. VIP to request another "Color Book" for those that want to select that way. It will be delivered to Jackie Barker as Karen Buchmann and Cherry Marfisi each have one already.

Social Committee: No Special Report

Greens Committee: Report from ProQual: Addressed the potential for Turf Conversion at Fairview and Cooper. Rather than 100% conversion, Board requested ProQual provide a quote for 25% conversion. Presented proposal to cap irrigation at the large desert trees, cost approximately \$1,500. Motion to approve by Bruce Kappel, second by Jim Milbert, motion carried. Glen Winter of ProQual will check for an Emergency Number to give to the Board and Committee Members.

Property Managers Report: Presented by Rudy Frame and was referred to throughout the meeting.

Old/Unfinished Business:

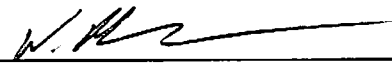
- Report Park Closed Signs: Signs and posts have been delivered to Richard Bennett and are in the process of being installed.

New Business: None

Next Meeting Dates: August 19th

Adjourn Meeting: Motion to adjourn at 7:58 by Jim Milbert and second by Bruce Kappel, motion Carried.

Executive Session: Was held to review requests for relief from fines. Board of Directors gave VIP direction Board's decisions.



Approved

08/19/13.
Date