

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for July 20, 2015

The regular meeting was called to order at 7:00 PM by President Allen Lund.

Board Members Present: Bruce Kappel, and Cherry Marfisi.
Jim Milbert and Larry Steinberg were absent.

Management Present: Janet Giannini, Association Manager, was in attendance.

Glen Winter of ProQual attended the meeting.

Homeowners in Attendance: Jackie Barker, ARC, Roger McLain, ARC, and Dennis Kappel were in attendance.

Minutes: The June 15, 2015 minutes were approved on a motion from Cherry and second by Bruce. Motion passed.

Financials: Bruce stated the report was totally balanced. He has some questions regarding the posting policy and will contact the accountant at CPI for clarification. Bruce made a motion to approve the financial report. Cherry seconded. Motion passed.

Management Report:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent.
2. Janet is forwarding any ARC requests to the Committee that are not re-painting using the approved pallet.
3. Overall the community is quiet and owners are complying or asking for extensions of time for repainting. Most painting will be completed by the end of September.

Landscape:

Glen gave the Board an update on service of the community. There are several areas in Cottonwood Park that have brown spots. Glen advised that there was a main valve break and it has now been repaired. Grass should come back.

The Board asked Glen to prepare a proposal to gravel the berms in the common areas – Cooper and Fairview, Cottonwood Park and the Tot lot. This would reduce water costs and the grass at the bottom would be more efficiently irrigated.

Old Business:

1. Janet advised that the permit for the signs has been received. TS&G notified Janet that the projected install date is between August 3 and 15th depending on any forecast of rain.

New Business: Allen will be conducting the ARC Escrow Inspections while Jackie is on vacation from August 4 through the 16th.

There will NOT be a meeting in august. The next meeting will be September 21, 2015.

