

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 17, 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, Karen Buchmann of the Newsletter Committee, Matt Davis from ProQual and homeowners Jackie and George Barker (lot 111), M. Regis (lot 121), J. Lindsey (lot 80), and N. Sanchez (lot 325) were in attendance.

Home Owner Forum: The homeowners in attendance discussed the recent break-ins in the community. Everyone was in agreement that neighbors must be proactive and contact police when something suspicious is observed. The police will help neighbors set up a neighborhood watch but neighbors must work together. Allen Lund suggested that Janet contact the Chandler PD to attend next meeting and discuss measures owners can take to protect their property and themselves. Again, each Board of director urged owners that they must be proactive and report any suspicious activity. It was also stressed that owners should attend the meetings.

Minutes: It was moved by Allen Lund and seconded by Bruce Kappel to approve the minutes of the July 2009 meeting. Motion passed.

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

Newsletter Committee: Karen Buchmann and Janet working with Brian to add updates and notices to the web site. There has been a positive response to the new site.

Architectural Committee: No applications received.

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

- Proposal to over-seed the Tot Lot only in the amount of \$592.00. Allen Lund made a motion to accept the proposal and Bruce Kappel seconded. Motion passed.
- Matt will prepare a proposal to replant the section of Cooper Road torn up during the road construction. Janet will contact the City to inquire about the City's statement that they would replant the area torn up during construction. Jackie Barker will provide Janet the name of the City officials who made the commitment.
- Matt will prepare proposal to plant bougainvilleas on wall adjoining the college. This is in lieu of request for trees from Lot 96, Keith Tench.

Property Manager's Report and Old Business:

- Canopy to be repaired by 9-15-09.

New Business: Fall Social: David and Mary Ann Wright had mentioned they would plan the event. Janet contacted David and has not received a response. Ken Carl will also contact David.

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

Jeff Forman made a motion to adjourn the regular meeting and Ken Carl seconded. Motion passed. The meeting was adjourned at 7:55PM.

The next meeting will be September 14, 2009.

Approved

Date

