

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING  
August 16, 2010**

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, Janet Giannini from VIP Property Management, Cherry Marfisi of ARC, Dennis Kappel-Newsletter, Karen Buchman-Web Site, and homeowners Janet Regis and Donna Kick.

Jackie Barker was absent.

**Homeowners' Forum:** N/A

**Minutes:** It was moved by Allen Lund and seconded by Bruce Kappel to approve the minutes of the July 19, 2010 meeting. Motion passed.

**Financials:** Allen Lund reviewed the July financial statement with the Board. Janet provided a detail of the accounting hours from January 1, 2010 through July as requested. Upon review, additional hours are being incurred due to collections of delinquent account. Many delinquent owners are contacting VIP and negotiating arrangements. Further discussion continued and the item was moved to New Business. Jeff Forman made a motion to accept the July financial report and Bruce Kappel seconded. Motion passed.

**Newsletter Committee:** Dennis Kappel advised the Board that he is working on the Fall newsletter.

**Architectural Committee:** Two applications received: re-paint and re-landscape. Both were approved.

**Landscape Committee:** Matt Davis from ProQual was unable to attend the meeting. He provided a written report for the Board which included:

- Sissoo tree planted on Danielson and Morelos was damaged in the monsoon the week of July 26. Proposal to be submitted to VIP.
- Trimming, weeding and re-planting of color at monument signs on schedule.

**Social Committee:** David and Maryann Wright will be unable to host Movie Night. Discussion took place about have a winter event instead, possibly a "Snow Day". Further discussion will take place at September meeting.

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**Property Manager's Report and Old Business:**

- Transition walkway on Cottonwood park completed by ProQual.
- Second letter sent to Lot 15 regarding construction in back yard next to wall facing Pecos.
- Janet contacted Holman about putting rebar in the top of the wall on Danielson to prevent further damage. After a brief discussion the Board requested additional estimate be obtained with new specifications. Janet will contact Holman.
- Proposal received from Deca to replace two (2) rusted light poles and remove all base covers from a total of 31 poles. The proposal is \$2,341 + tax. Bruce Kappeler made the motion to accept the proposal and Jeff Forman seconded. Motion passed.
- Notices continue for yard maintenance, RV parking, re-painting etc.

**New Business:**

The Board continued the discussion of the accounting fees. A recommendation was submitted by Rudy Frame, VIP, to implement a re-bill or transaction fee when payment arrangements are made with the accounting department. Allen made the motion to implement such a fee in the amount of \$25, referring to it as a PAYMENT NEGOTIATING FEE or TRANSACTION FEE. Jeff Forman seconded. Motion passed. Fee to be effective September 1, 2010.

There being no further business, Jeff Forman made a motion to adjourn the regular meeting and Bruce Kappeler seconded. Motion passed. The meeting was adjourned at 7:40 pm.

The next meeting will be September 20, 2010.

Approved: \_\_\_\_\_

Date: \_\_\_\_\_

