

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
August 15, 2011

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

Present: Board members Werner Buchmann, Allen Lund, Jeff Forman, Bruce Kappel, Jackie Barker and Janet Giannini from VIP Property Management. Karen Buchmann, ARC, Dennis Kappel, Newsletter/Social Committee, Devin Shepard of ProQual and homeowners Larry Strobel, lot 227, Janet Regis, lot 121 and Donna Kick, lot 222.

Homeowners' Forum: Larry Strobel, lot 227, appealed to the board on the violation regarding his boat being visible above the RV gate by approximately 6 inches. He advised the board that he has the boat pushed as far back as possible and purchased a tan colored cover to minimize visibility. The board advised Mr. Strobel that they would discuss this further and get back to him within two weeks.

Christina Houle, lot 390, attended the meeting to address the board and the ARC on planter boxes which they installed in their front yard. A violation notice was received. The planter boxes are wood and will be used to plant a garden consisting of flowers and vegetables. A discussion took place with concerns about the design and material used, placement of the boxes and the proposed use. The board advised the owner that they would further discuss this matter and get back to her within two weeks.

The board thanked both owners for attending the meeting.

Minutes: It was moved by Allen Lund and seconded by Bruce Kappel to approve the minutes of the July 18, 2011 meeting. Motion passed.

Financials: Allen Lund reviewed the July financial statement with the Board stating that all was within the budgeted amounts. Jackie Barker made a motion to accept the July financial report and Jeff Forman seconded. Motion passed.

Architectural Committee: Cherry was absent and Janet advised the board that lot 390 submitted the application to retain the wooden planter boxes in the front yard. Further discussion would continue in executive session.

Landscape Committee: Devin Shepard of ProQual attended the meeting and gave his monthly report. Devin also presented a proposal to replenish the gravel on Cottonwood. (The board allocated funds in a reserve account to cover replenishing gravel on a revolving schedule). The total amount proposed is \$21,053. Allen Lund made a motion to approve the \$21,053 proposal and Bruce Kappelé seconded. Motion passed.

Devin also presented the board with a three-year tree trimming program. The first section should be done late fall of 2011 at a cost of \$6,940. Allen Lund made a motion to proceed with the first section of trimming and Jeff Forman seconded. Motion passed.

Social Committee: Dennis Kappelé reported that he has begun working on the holiday event which will be December 10, 2011. Dennis requested an increase in the budgeted amount for the holiday event. Werner Buchmann suggested that the board increase the annual budgeted amount for events from \$5,000 to \$6,500. Jeff Forman made a motion to accept Werner's recommendation and Bruce Kappelé seconded. Motion passed.

Newsletter/Website Committee: N/A

Property Manager's Report/Old Business:

- Light poles were installed. However Deca did not call and advise the installation date. During the installation several areas of turf were damaged. Janet working with ProQual and Deca to get resolution and reimbursement for the damage from Deca. should be installed by end of August
- Awaiting proposal to repaint iron railings in common areas
- Notices continue for landscape, parking, painting and other violations.

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, Bruce Kappelé made a motion to adjourn the regular meeting and Jeff Forman seconded. Motion passed. The meeting was adjourned at 8:00 pm. The next meeting will be Monday September 19, 2011.



Approved

09/19/11
Date