

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
August 20, 2012

Called to Order: 7:02PM.

**Present:** Board members Werner, Buchman, Allen Lund, Jackie Barker, Bruce Kappel, Jim Milbert. Cheryl Marfisi, Architectural Committee Chair and Rudy Frame from VIP Property Management were present. Owners Present were Lots 234 (Steinberg), 293 (Buchmann) and 434 (Shields)

**Homeowners' Forum:** None

**Minutes for July 23, 2012:** Motion by Jackie Barker to approve, 2<sup>nd</sup> by Bruce. Motion passed.

**Financials:** Report and review given by Allen Lund. Some line items are over, especially in landscape repair but others are under. VIP and Treasurer will be drafting 2013 budget over next few months and will work to adjust the future planning.

**Architectural Committee:** Given by Cheryl Marfisi. Two submittals, one for expansion of solar panels and the other for a Satellite Dish install were approved.

**Landscape Committee:** No Report given. Positive comments from Board and attendees that the grass and landscaping look great.

**Social, Newsletter and Website Committee:** None

**Property Manager's Report:** Revised violation report will be discussed at end of General Meeting; Board approved changes to Website to include a Tenant Tab and the support documents; Website has been updated with latest Newsletter, June Minutes and revised Board Members. VIP will continue to work on the potential for an additional Monument sign for KC and to see if and how they can be lighted, including solar. Also working with Richard Bennett regarding providing services to KC.

**Old Business:**

Tenant Tab: Approved by the Board. VIP to develop changes and implement with webmaster.

**New Business:**

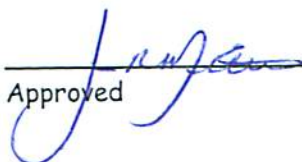
Concern raised about how dark the play area is under the tent at the Tot Lot. VIP to look into lighting for the area either as spot from storage shed or under the tent itself.

**Next Meetings:** September 17<sup>th</sup>

**Adjourn Meeting:** Motion at 7:20 to adjourn by Bruce Kappel, 2<sup>nd</sup> by Allen Lund and motion passed.

**Executive Session:** Review of Violation Report, Board gave input on new violations and approved Fines for five homes.

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Approved



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Date

9/12/12