

**Kempton Crossing Homeowner's Association
Board of Director's Meeting Minutes
August 19, 2013 7 pm
Congregational Church of the Valley
240 S. Cooper Road**

Call Meeting to Order at 7:10pm Board Members , Bruce Kappel, Liz Madrid and Werner Buchmann. Architectural Committee Members: Cheryl Marfisi (426), Karen Buchmann (293) and Jackie Barker (111), and Rudy Frame from VIP Property Management were present.

Homeowner's Forum: No comments received.

Approval of Previous Minutes: July 22, 2013 Meeting Minutes Motion by Bruce Kappel and 2nd by Werner Buchmann to approve as presented, motion carried.

Financial Report:

Financials through July 2013: Treasurer Bruce Kappel reported that the Association's funds were all in order and the reports reflecting his directions. Over the next few months the reports would reflect the completion of the transition from CAB to Alliance.

Update on Report on placing CDs: VIP presented the offerings from Alliance, BBVA and Meridian. Meridian presented the best rate on the 24 month CD and provided flexibility to amend the CDs if rates increase. Motion by Werner Buchmann and second by Bruce Kappel to direct VIP to set up a "ladder of 24 month CDs with a \$50,000 investment every six months. The initial CD will be with Meridian and the Board can review the rates and authorize the continued investments every six months.

Committee Reports:

Architectural Committee: No special report. VIP continues to get a good number of requests which are sent out, reviewed and approved quickly. The Owners seem to be happy with the system.

Greens Committee: ProQual reported that water usage was approximately \$4,000 under budget. They will begin sending the digital report to VIP for the HOA's records. Presentation of ProQual Proposal to remove 62 Red Yuccas that are invading the pedestrian and bike paths to be replaced with Red Lantana. Only the Yuccas causing problems are being removed. Motion by Werner Buchmann and second by Bruce Kappel to accept the proposal and motion carried. ProQual also presented an outline of 2014 expenses including the addition of over seeding of the Cottonwood Park. This will be used by VIP and the Treasurer to begin drafting the 2014 budget. Discussion on a proposal to reduce the turf area of the park along Cooper, south of Fairview lead to this being tabled. The Board would like to have some input from Owners before this step is considered further.

Social Committee/Website/Newsletter: No special report. The next Newsletter will go out October 1st and VIP has some topics to forward to Chairman to include in the edition.

Property Managers Report: – Report by Property Manager, Rudy Frame was referred to throughout the meeting.

Old/Unfinished Business:

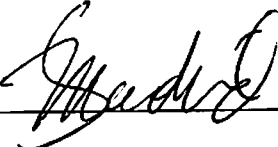
- **Report Park Closed Signs:** Discussion included concern that more signs might be needed, especially at Cottonwood and Fairview for residents coming from the west and that the signs might not be visible enough and should be raised. Everyone will take a closer look and there will be further discussions.
- **Update on Paint Palette:** Dunn Edwards provided more color chips and they were delivered to Architectural Committee Member who will place them in a new book. This will allow us to have three books in the community.

New Business:

- PSAs (Public Service Announcements): Discussion about the requests VIP has received to provide PSAs by e-mail blast. Concern as that once this is started the Association could be swamped with other such requests which could negatively effect the Owner's willingness to participate in communication by e-mail. It was suggested that the "Next Door" program which allows for Owners and Residents to sign up is a much better vehicle. To date there are over 130 currently signed up for this program which allows for an exchange of ideas and to promote causes and business opportunities. VIP is to get an e-mail from Next Door that can be broadcast to the Owners.

Next Meeting Dates: September 9th October 21st and November 18th

Adjourn Meeting: Motion by Bruce Kappeler and second by Werner Buchmann to adjourn the meeting at 7:50pm, motion carried

Approved  _____

10-21-13
Date