

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for August 18, 2014

The regular meeting was called to order at 7:00 PM by President Allen Lund.

Board Members Present: Jim Milbert, Bruce Kappel and Larry Steinberg. Liz Madrid was absent.

Management Present: Janet Giannini, Association Manager, was in attendance.

Homeowners in Attendance: Cherry Marfisi and Dennis Kappel.

Glen Winter from ProQual Landscaping was in attendance.

Minutes: The June 16, 2014 meeting minutes were approved on a motion by Larry and second by Bruce. (There was no meeting in July).

Financials: Bruce reviewed the June & July financials stating all was in good order. Bruce then gave a detailed explanation of the balance sheet line items and stated he will continue to do the monthly audit of the statements. Jim made a motion to approve the financials and Larry seconded. Motion passed.

Management Report/Old Business:

1. The Reserve study was given to the Board and a revision will be requested. Tree trimming to be removed from the study as ProQual will be incorporating this in the ~~2-15~~ ^{02/2015} budgeted amount.
2. Janet advised the Board that Torrent Resources submitted a proposal to HydroVactor clean 4 drywell chambers and 7 catch basins – proposal included in packet. Total cost is \$4,680. Larry made a motion to approve and Jim seconded. Motion passed.
3. Allen, Bruce and Janet will meet prior to the September to discuss and draft a budget for 2015.
4. Janet presented the Board with proposal for new signs throughout the community. Signs will be 18 inches by 18 inches and will include added wording "No Golfing Activities in Common Area". Price for signs including installation and poles totaling \$1,544. Larry made a motion to obtain signs at a cost of \$540 no poles or installation. Contact Kempton's maintenance person for pricing on poles and installation. Jim seconded. Motion passed.

Landscape: Glen from ProQual updated the Board on the current maintenance completed and scheduled. Gravel and planting project completed. Tree trimming completed. ^{\$16,050}

Glen presented the Board with the 2015 Landscape Budget proposal. To simplify the budgeting process for the HOA, ProQual has included all items needed for landscape maintenance and annualized the cost over 12 months and the monthly amount will be ~~\$6,56~~ (this will include tree trimming, aeration, soil amendments, weed control etc.). Larry made the motion to proceed with the annualized amount over 12 months for 2015 and Jim seconded. Motion passed. Janet will include in draft of budget.

Enhancements for 2015 are \$12,710 and are to be paid from the Reserve Account.

Color plants needed at Cooper and Fairview: Lantana or Bird of Paradise was discussed.

Misc: The Board briefly discussed painting of the exterior walls without the caps. Janet will contact the painting contractor for an estimate for all walls for each section.

Janet will prepare a breakdown of office expense line items for Bruce.

Meeting adjourned at 7:55 PM on a motion from Larry and Bruce.
NO EXECUTIVE SESSION NEEDED.