

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
September 20, 2010

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

Present: Board members Werner Buchmann, Jeff Forman, Bruce Kappele, Allen Lund, Jackie Barker, Janet Giannini from VIP Property Management, Dennis Kappele-Newsletter, and homeowners Janet Regis and Donna Kick.

Also attending the meeting were Matt Davis of ProQual Landscape, Josh Bolan, attorney with Carpenter Hazelwood and Rick Holman of Holman Builders.

Homeowners' Forum: N/A

Rick Holman, Holman Builders, explained in detail the design option for the Danielson wall to minimize destruction of the wall. The cost for the modification is \$1,900. Allen Lund made a motion to approve the modification work and Jeff Forman seconded. Motion passed. The Board thanked Rick for attending the meeting and explaining the design.

Josh Bolan, attorney with Carpenter Hazelwood, addressed the Board regarding the collection process for delinquent accounts. Josh gave each Board member detail information of the process and policy and procedure for the collection process. After questions, answers and discussion the Board thanked Josh for attending the meeting and on a motion from Bruce Kappele and second by Allen Lund, approval was give to Carpenter Hazelwood to continue with collections and their recommendations.

Minutes: It was moved by Allen Lund and seconded by Bruce Kappele to approve the minutes of the August 16, 2010 meeting. Motion passed.

Financials: Allen Lund reviewed the August financial statement with the Board. Jeff Forman made a motion to accept the August financial report and Bruce Kappele seconded. Motion passed.

Newsletter Committee: Dennis Kappele advised the Board that he is working on the fall newsletter and will send it out the week of October 4th.

September 20, 2010

Page Two

Architectural Committee: Two applications received: window replacement and BBQ structure. Both pending.

Landscape Committee: Matt Davis from ProQual gave the Board a re-cap of August/Sept. projects and upcoming projects. Report attached. Janet provided the Board and Matt with the past 3 years of water usage. The amount of water has been decreased. However the rates have increased. Overall we are under what the City has projected Kempton Crossing's water usage should be.

Bruce Kappeler stated that the area on Cooper looks great and also asked about the shrubs. Matt advised that these will be trimmed in the next month. Bruce reiterated that overall the water consumption is down.

Social Committee: Dennis Kappeler is working on a Holiday Bazaar, to be held in December. On a motion by Allen Lund, the budget for this event was increased to "not to exceed" \$2,500. Jackie Barker seconded. Motion passed.

Property Manager's Report/Old Business:

- Inspection report and proposal for service of the 10 Dry Wells was presented to the Board. Janet advised the board that two additional companies were contacted but had not responded to numerous calls. Torrent Resources cleaned and provided maintenance on the wells over 6 years ago. The proposal to provide maintenance and clean the wells was \$14,200. After a discussion Allen Lund made the motion to accept the proposal from Torrent and Jackie Barker and Jeff Forman seconded. Motion passed. Allen asked Janet to clarify and modify the damage clause.
- Back flow devices have been inspected and report forwarded to the City of Chandler.
- Transaction fee was implemented as of September 1, 2010.
- Janet submitted a proposal from RDA to update the Reserve Study report. The last report was dated 2003 and the cost for an update is \$700. Jeff Forman made a motion and Bruce Kappeler seconded to have an update prepared. Motion passed.
- Notices continue for yard maintenance, RV parking, re-painting etc.

September 20, 2010

Page Three

New Business:

Janet submitted a draft of the 2011 budget for the Board's review and input. The following was discussed:

- The ceiling (what could be charged) for the 2011 dues was discussed. Allen Lund made a motion to increase the ceiling by 5% from \$513.09/yr to \$538.74/yr and Jackie Barker seconded. Motion passed.
- The proposed 2011 budget was discussed. After discussion the Board and review of projected expenses and the proposed budget, the Board, on a motion from Jackie Barker and second by Bruce Kappeler, the 2011 dues will increase to \$110 per quarter/\$440 annually. Motion passed with Allen Lund abstaining. The Board unanimously approved the proposed 2011 budget.

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 October 18, 2010.

Approved: Jackie Barker

Date: 10/18/2010