

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
September 19, 2011

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

Present: Board members Werner Buchmann, Allen Lund, Jeff Forman, Jackie Barker and Janet Giannini from VIP Property Management. Cherry Marfisi and Karen Buchmann of ARC, Devin Shepard of ProQual and homeowners Janet Regis, lot 121 and Donna Kick, lot 222.

Homeowners' Forum: N/A

Minutes: It was moved by Allen Lund and seconded by Jeff Forman to approve the minutes of the August 15, 2011 meeting. Motion passed.

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

Architectural Committee: Cherry Marfisi advised the board that one application for solar heating was received and approved.

Landscape Committee: Devin Shepard of ProQual attended the meeting and gave his monthly report. Devin also presented several proposals that were requested at the August meeting:

1. Proposal to enhance the area on Cooper north of Kempton. After discussion and additions to the enhancements, Allen Lund made a motion to approve the project with a do-not-exceed cost of \$12,000. Jeff Forman seconded. Motion passed.
2. A recommendation and proposal to remove the Red Yuccas and Angelina Daises and replace them with Lantana and Desert Sage was discussed. Allen Lund made a motion to approve the proposal in the amount of \$1,457 and Jackie Barker seconded. Motion passed.
3. Devin presented the board with a concept drawing to minimize the turf area on Cooper, south of Fairview. The board reviewed the concept and decided to table until 2012.

Devin advised the board that the tree trimming would begin in mid September and the over seeding of the Tot Lot would begin at the same time.

The board requested a proposal to add additional gravel on Cooper.

A discussion on ways to reduce water occurred. Donna Kick advised the board that she spoke to the Chandler City Water Department. The City suggested using reclaimed water. Donna will forward the contact information to Janet at VIP. Janet will work with Devin on obtaining detailed information and cost to convert.

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Social Committee: Dennis Kappeler submitted his resignation as Social Committee Chair because of his work/travel schedule.

Newsletter/Website Committee: N/A


Property Manager's Report/Old Business:

- Light poles were installed. During installation several turf areas were damaged. Janet obtained proposal from ProQual to repair the turf. Deca agreed to reimburse Kempton Crossing the full cost of \$870 to repair the damages.
- Proposal received from Holman Builders repaint all the iron railings at a cost of \$488. Allen Lund made a motion to accept the proposal and Jeff Forman seconded. Motion passed.
- Proposal received from Safe and Sound Playground to change the service and cleaning to monthly from quarterly. The increase would be \$15 per quarter. The Board unanimously agreed to change to monthly.
- Notices continue for landscape, parking, painting and other violations.

Old Business: See above

New Business:

There being no further business, Jeff Forman made a motion to adjourn the regular meeting and Jackie Barker seconded. Motion passed. The meeting was adjourned at 855pm. The next meeting will be Monday October 17, 2011.



Approved

10/17/11
Date