

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
September 17, 2012

Called to Order: 7pm.

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 293 (Karen Buchmann), 434 (Shields) and Owners Steinberg. Also attending were JD Gallagher of ProQual and Richard Bennett and Tom White, contractors

Homeowners' Forum: Request to address the Commercial field at Cooper and Pecos. VIP will contact the City of Chandler.

Minutes for August 20, 2012: Motion by Jackie Barker to approve, 2nd by Bruce Kappel. Motion passed.

Financials: Report and review given by Allen Lund. Treasurer reported that all was in order. He had requested some clarification on accounting billing and additional report showed that all was in order. Motion to approve Financial Report was received as was second and approved.

Architectural Committee: Given by Cheryl Marfisi. No submittals. One request for converting landscape desert and no submittal was required. Referred Owner to governing documents on what to do.

Landscape Committee: JD Gallagher of ProQual gave a report of his first month on the job. He has been with ProQual several years over a seven year period. He is going to trim back bushes along the side walks, gently. A larger trim back will come just before spring. Tot Lot will be cut down and over seeded by early October. The rest of the grass will be left longer and go dormant.

Social, Newsletter and Website Committee: Dennis Kappel gave a report on the Holiday Event. Final name will be decided and announced. Event will start at 3pm and be over at 6pm to allow for most of the occasion to be before dark. A Food Bank will be participating. Attendees bringing a donation item will receive a raffle ticket for each item. Raffle items are being arranged as are two sets of chairs to sign.

Next Newsletter is ready to go out.

Property Manager's Report: Most of the items were covered in the regular meeting and Violations were to be covered separately. Each Board Member received the updated report with violations color coded. In the last 30 days over 75 violations notices and fines were sent out (40 CNs for trashcans and 25CNs for other violations) and 12 notices of fines.

VIP reported there were a lot of positive conversation and really only one upset Owner wanting to store her cans behind bushes. Some owners getting violation notices did decide to call in violations on neighbors. They were told to send it in writing, e-mail was fine.

Old Business:

Discussion regarding the walls on 132nd Street belonging to Lots 225 and 226. Board in reviewing the CCRs and the comments VIP received from the Owners that they will paint the walls.

New Business:

Richard Bennett and his associate Tom White presented options for betting lighting the Tot Lot. There was an effective way to light under the awning without doing it high up in the center along with adjusting the motion sensor lights and adding some outlets. Richard will meet several Board Members on September 20th at 2pm to review the placement and then get the proposal to VIP to get out to Board. Richard will then take a look at potential for lighting the existing Monument Signs, adding one more at Kempton and Cooper and will present proposal for the Association's lighting maintenance.

Next Meetings: September 17th and November 19th.

Adjourn Meeting: Motion at 7:50 to adjourn by Bruce Kappel, 2nd by Allen Lund and motion passed.

Executive Session: None.

Approved

Date