

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for September 15 2014

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

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

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

Homeowners in Attendance: Cherry Marfisi, Jackie Barker and Dennis Kappeler.

Glen Winter from ProQual Landscaping was in attendance.

Minutes: The August 18, 2014 meeting minutes were approved on a motion by Jim and second by Bruce. All approved.

Financials: Bruce reviewed the August financials stating all was in good order. Bruce stated he would be contacting Larry Roberson to schedule a meeting with Larry and Lynn, accounting, to answer some questions. Bruce made a motion to approve the August financials and Jim seconded. Motion passed.

Management Report/Old Business:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent.
2. Janet ordered the signs for the common areas and has placed a call to Richard regarding pricing for installation. Will have information at October meeting.

Landscape: Glen from ProQual updated the Board on the current maintenance completed and scheduled and flowers will be planted at the monument signs in October.

New Business: Budget for 2015: review of draft of 2015 budget took place with the following being discussed:

1. Bruce recommended that the dues be increased to \$116 per quarter. Jim seconded. Motion passed.
2. Management fee increase by 2% on a motion by Jim and second by Bruce. Discussion took place. Motion passed.
3. Bruce made a motion to accept budget draft as proposed. Jim seconded. Motion passed.

Newsletter – Dennis will prepare and forward to Janet for distribution.

Events: Community Yard Sale – October 18

Holiday Event, December 13, 11:30 – 2:30 PM

Donation to Church for use of facility for meetings: Allen recommended the donation be increased to \$900 for 2014 and also 2015. Discussion took place. Liz made a motion to adjust donation to \$750 for 2014 and \$750 for 2015. Bruce seconded. Motion passed. Janet will prepare check for 2014 and send letter to Pastor Lafe. 2015 donation will be sent in January with the 2015 meeting schedule.

Meeting adjourned at 7:55 PM on a motion from Bruce and Jim.

No Executive Session needed.