

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for September 21, 2015

The regular meeting was called to order at 6:58 PM by President Allen Lund.

Board Members Present: Jim Milbert, Bruce Kappel, Larry Steinberg and Cherry Marfisi.

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

Glen Winter of ProQual attended the meeting.

Homeowners in Attendance: Jackie Barker, ARC, and Steve Bowling were in attendance. Steve inquired about the possibility of lighting on the monuments. He will obtain information and bring to the October meeting.

Minutes: The September 21, 2015 minutes were approved on a motion from Cherry and second by Larry. Motion passed.

Financials: Bruce stated the July and August financial reports balanced to the penny and the association is in a very good financial position. Larry made a motion to approve the financial reports and Cherry seconded. Motion passed. Bruce made a motion to approve the financial report.

Landscape:

Glen of ProQual gave the following report:

1. Gravel will be added to the area in front of the monuments as this area will not be used as a planter. He also stated the soil in the planter will be sterilized and sprayed to prevent weeds from growing.
2. The irrigation has been turned down as the grass is being scalped in preparation for over seeding. Over seeding will occur between October 8th and 15th.
3. Glen gave the Board and Janet a copy of the 2016 landscape budget to be incorporated into the main budget for Kempton. The landscape service cost will be lower in 2016 due to less trees are scheduled to be trimmed per the tree plan.
4. Glen presented a proposed landscape enhancement plan/program with recommendations. The plan can be implemented over several years. The Board discussed the plan and decided to cancel the granite and plant replenishment on Pecos and Cottonwood. Instead they opted to do turf removal and irrigation replacement at the Tot Lot. This would be the first of 6 phases to be completed over several years. Cost for the Tot Lot renovation is \$32,800 and ProQual will add the plantings at no cost to the association. Larry made a motion to proceed with this renovation at the tot Lot in 2016 and Jim seconded. Motion passed unanimously. The remaining phases are forecast to be completed on a schedule beginning in 2017. By doing this renovation, water will be saved thereby reducing the water costs.

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Old Business:

Janet advised the Board of the following:

1. Balance of invoice now due for the monuments. Balance owing is \$22,000. Larry made a motion to issue payment and Bruce seconded. Motion passed unanimously.
2. Proposal received to replace the sun shade at the Tot Lot play station. Allen made a motion to approve not to exceed \$4,500 to remove and replace sun shade. Bruce seconded. Motion passed unanimously.
3. Janet requested that a meeting with Allen and Bruce be set to draft the 2016 budget. Allen will coordinate.
4. Monuments – Janet suggested the raised flat shelf be finished with stack stone to match the sign. The Board agreed and Janet will obtain estimates.
5. Discussion on painting the common walls. Janet will get several lighter shades of the color on the monuments and have at the October meeting. Painting proposals will also be obtained.

Meeting adjourned at 8:30 PM on a motion from Jim and Larry.