

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
SEPTEMBER 19, 2016

The regular meeting was called to order at 6:50 PM by President Allen Lund.

Board Members Present: Larry Steinberg and Cherry Marfisi.
Jim Milbert was absent and Bruce Kappeler was available via telephone.

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

Homeowners in Attendance: N/A.

Glen Winter from ProQual was in attendance.

Minutes: The July 18, 2016 minutes were approved on a motion from Larry and second by Cherry. Motion passed.

Financials: The August financial statement was reviewed by Bruce and he advised the Board that all was in good order. Unanimous approval.

Landscape:

The following update from ProQual was given by Glen Winter:

1. Crew detailing all areas
2. ProQual will replace plants at monument – no charge
3. Tot Lot project completed and looks good
4. Over seeding to begin in a few weeks
5. **Irrigation and turf conversion scheduled in 2017 and 2018 for Cottonwood Park to Pecos. If all completed in 2017, the cost would be \$54,500 instead of \$60,000 over two years (2017 and 2018). Larry made a motion to roll 2017 and 2018 into 2017, Sections 2 and 3. Cherry seconded. Motion passed.**

Old Business:

1. Exterior wall repainting – 95% complete. Additional areas to be painted and proposal received in the amount of \$4,700. Janet has sent letters to owners requesting approval to proceed. Will follow up with telephone calls.
2. Inspections and violation notices continue to be sent to owners.

New Business:

Discussion on 2017 Budget:

1. Discussion on draft of 2017 budget. Increase actual assessment charged to \$120/quarter or \$480/annually and Increase cap on assessment from \$623.63 annually to \$654.83 annually. Cherry made motion to approve actual increase to be charged to owners and increase the cap. Larry seconded. Motion passed.
2. Allen made a motion to increase management contract by \$50 per month and Larry seconded. Motion passed.
3. Allen made a motion to pay \$900 to the church for the use of the room in 2017 and Cherry seconded. Motion passed.

Meeting adjourned at 7:50 PM on a motion from Cherry and Larry.