

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**SEPTEMBER 18, 2017**

The regular meeting was called to order at 6:20 PM by President Allen Lund.

**Board Members Present:**

Cherry Marfisi, Jackie Barker and Larry Steinberg.  
Bruce Kapele was absent.

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

**ProQual Landscaping:** Glen Winter attended the meeting.

**Homeowners in Attendance:** N/A

**Minutes:** The July 17, 2017 minutes were approved on a motion from Larry and second by Jackie. Motion passed.

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

**2018 Budget:** Review and discussion of draft budget for 2018. There will not be an increase Larry made a motion to approve and Cherry seconded. Motion passed.

**Landscape:** The Board discussed over seeding the additional areas this year. Cost is \$3,322. Larry made a motion to proceed and Jackie seconded. Motion passed.

Glen of ProQual discussed the following:

1. Plants are covered under warrant and will be replaced this year.
2. Over seeding to begin 1<sup>st</sup> of October.
3. 2018 – the approved section (green) will begin early spring. This was approved earlier this year.
4. Glen presented the irrigation audit proposal to the Board. The audit will determine areas needing additional/upgraded sprinklers/drip system for more efficiency. Cost is \$2,370. Discussion.  
Cherry made a motion to proceed with the audit and Larry seconded. Motion passed. This will begin week of September 25 before over seeding begins.

**Old Business:**

1. HOA Playground is submitted proposal for replacement and some repairs needed on the playground equipment at the July meeting. The Board reviewed and discussed the proposal in the amount of \$18,181. Replacement of some equipment, as well as some repairs, is a necessary due to possible injuries. Discussion. Cherry made a motion to proceed and Jackie seconded. Motion passed. This will be paid from reserves in 2018.

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**New Business:**

1. Ruth Ingoldsby of Vote HOA attended the meeting to discuss the on-line voting service for Annual Meetings. This will service will reduce printing and mailing costs and meeting quorum is much more successful. Discussion took place. Cherry made a motion to process – cost is \$790 for full service and management. Larry seconded. Motion passed.
2. Jackie mentioned replacing the 3 doggie stations. Janet will obtain quote from ProQual for the October meeting.
3. Discussion of 2018 event – one event on October. All agreed.
4. **2018 Schedule:**

**Meetings:**

1/5-Annual	6/18	11/19
2/19	7/16	No December meeting
3/19	No August Meeting	
4/16	9/17	
5/21	10/15	

**Events:** October 20 – Fall Event

**Garage Sale:**

March 24  
November 3

**Manager Report:**

1. Inspections and violation notices and fines continue.
2. Address homeowner calls and questions.
3. Projects as directed.

Meeting adjourned at 7:52 PM on a motion from Larry and second by Cherry. Motion passed.