

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**SEPTEMBER 16, 2019**

The regular meeting was called to order at 6:13 PM by President Allen Lund.

**Board Members Present:**

Jackie Barker, Cherry Marfisi, Larry Steinberg and Sheri Spooner.

**Management Present:** Janet Bussing, Association Manager.

Glen Winter and Matthew Renfro of ProQual Landscaping attended the meeting.

**Homeowners in Attendance:** N/A

**Minutes:** The June 17, 2019 minutes were approved on a motion from Sheri and second by Jackie. Motion passed.

**Financials:** Cherry stated the financials through August were in good order. Unanimous approval of the financials.

**Landscape:**

1. Glen attended to introduce Matthew to the Board. Glen will be going to the construction division for ProQual and Matthew will be taking over as supervisor.
2. New monument on Cooper – 5 plants need to be removed and 1 tree removed for better visibility. Additional landscaping to enhance the sign will be reviewed.
3. Over seeding – Cooper and Tot Lot only.
4. No Reserve projects scheduled to be completed in 2020.
5. \$4,700 under budget year to date for water usage.
6. Removal of 21 Sisso Tress discussed. Total to be \$20,436 and to be completed over the next 4 months. Allen mad a motion to proceed and Larry seconded. Motion passed.

**New Business:**

1. ARC discussion on garage door styles i.e. wood grain. To be reviewed by ARC on a case by case basis as submitted.
2. Newsletter items:
  - a. Trash cans
  - b. Trimming trees above sidewalks and street
  - c. No RV parking on gravel of behind gate
  - d. No parking vehicles on gravel
3. 2020 budget items:
  - a. No increase
  - b. Management fee – prepare budget with 2% increase and without an increase
  - c. Discussion on Reserve projects – possible reduction of Cooper Road grass

**September 16, 2019**

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**Old Business:**

1. Monument sign installed. Discussion on feasibility of raising the height 2 to 3 feet. Janet will call TSG Signs.
2. Solar King – Solar Lighting – Janet to contact for a completion date.

**Manager's Report:**

1. Inspection and notices sent for trash containers left out – fines issued when due
2. Respond to homeowner calls and e-mails
3. Forward ARC requests to Committee.

Next meeting will be Monday, October 21, 2019.

Meeting adjourned at 7:26PM on a motion from Larry and second by Jackie. Motion passed.