

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 19, 2009**

The regular meeting of Kempton Crossing HOA was called to order at 7:00PM.

Present: Board members Werner Buchmann, Allen Lund, Jeff Forman and Janet Giannini from VIP Property Management, Karen Buchmann, Newsletter Committee, Cherry Marfisi of ARC and Matt Davis from ProQual. Homeowner of Lot 222 was also in attendance. Bruce Kappele and Ken Carl were absent.

Minutes: It was moved by Allen Lund and seconded by Jeff Forman to approve the minutes of the August and September meetings. Motion passed.

Financials: It was moved by Jeff Forman and seconded by Allen Lund to approve the August financial report. Motion passed.

Newsletter Committee: Karen Buchmann and Janet working with Brian to add updates and notices to the web site. There has been a positive response to the new site.

Architectural Committee: No applications received.

Landscape Committee: Matt Davis from ProQual attended the meeting and gave the following report:

- On a motion by Allen Lund and a second by Jeff Forman, the proposal to install mounds and boulders to the newly rocked area on Cooper was declined. Motion passed.
- Matt presented a proposal to install Bougainvilleas along Danielson in the amount of \$8,194.78. A motion was made by Allen Lund and seconded by Jeff Forman to accept the proposal. Motion passed.

Property Manager's Report and Old Business:

- Numerous violation letters regarding parking on gravel have been sent. Two owners have been fined. Allen gave Janet a City newsletter addressing this issue. Janet to include with future violation letters.
- Janet waiting proposal for repairing section of block wall on Danielson between Nathan and Whitten.

Jeff Forman made a motion to adjourn the regular meeting and Allen Lund seconded. Motion passed. The meeting was adjourned at 7:40PM.

The next meeting will be November 16, 2009.

Approved

Date

