

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
October 18, 2010

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

Present: Board members Werner Buchmann; Allen Lund, Jackie Barker, Janet Giannini from VIP Property Management, Karen Buchmann, Web Site, and Cherry Marfisi, ARC.

Jeff Forman and Bruce Kappeler were absent.

Homeowners' Forum: N/A

Minutes: It was moved by Allen Lund and seconded by Jackie Barker to approve the minutes of the September 20, 2010 meeting. Motion passed.

Financials: Allen Lund reviewed the September financial statement with the Board. Allen Lund made a motion to accept the September financial report and Werner Buchmann seconded. Motion passed.

Newsletter Committee: Dennis Kappeler was absent. Janet advised the Board that the October Newsletter was sent last week via e-mail and US mail to several owners.

Architectural Committee: One application for a BBQ and structure was given back to Janet. Additional information is needed to adequately review the proposal.

Landscape Committee: Matt Davis from ProQual was unable to attend and submitted a written report. Over seeding of the tot Lot was in progress and routine trimming continues.

Allen asked Janet to contact Matt about 3 trees on Pecos that appear to be dying. Also on the east side of Cottonwood there are two areas that are getting excessive water and there are no plants in the areas.

The grass by the monument sign needs to be mowed.

Social Committee: Dennis Kappeler advised the Board via e-mail that he has not been contacted by anyone to assist in planning the Holiday event. No further planning will occur as no one is willing to help.

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Property Manager's Report/Old Business:

- Torrent Resources completed the Dry Well maintenance October 6, 2010. All 9 wells have been serviced. The next inspection will be October 2011. There will be no charge for annual inspections.
- Danielson wall has been completed with the installation of rebar.
- Light poles should be installed and bases removed by the end of October by Deca.
- Janet submitted the updated RDA Reserve Study report to each board member.
- Notices continue for yard maintenance, RV parking, re-painting etc.

New Business:

2011 meeting dates were confirmed. The annual Meeting will be January 31, 2011.


Discussion took place regarding the donation to the Congregational Church for the use of the facilities. Rent is not charged. Werner Buchmann made a motion to increase the donation for 2010 to \$600. Allen Lund seconded. Motion passed. Janet will send thank you letter and check to Pastor Lyle on behalf of the Board and the Association.

Werner asked Janet to contact insurance agent about coverage for storm/hail damage to trees and walls.

Jackie asked about touch-up painting exterior walls. Janet advised that contractors have been contacted and bids are being prepared.

There being no further business, Jackie Barker made a motion to adjourn the regular meeting and Allen Lund seconded. Motion passed. The meeting was adjourned at 7:45 pm.

The next meeting will be November 15, 2010.

Approved: 

Date: 11-15-10