

KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
October 17, 2011

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

Present: Board members Werner Buchmann, Allen Lund, Jeff Forman, Bruce Kappel, Jackie Barker and Janet Giannini from VIP Property Management. Cherry Marfisi and Karen Buchmann of ARC, Devin Shepard of ProQual, homeowners Ken Carl, lot 318, Janet Regis, lot 121, Donna Kick, lot 222, Larry Steinberg, lot 234 and Fred Shields, lot 434.

Homeowners' Forum: Mr. Shields asked what can be done about the feral cats. Several agency referrals were given by Karen Buchmann.

Minutes: It was moved by Jeff Forman and seconded by Bruce Kappel to approve the minutes of the September 19, 2011 meeting. Motion passed.

Financials: Allen Lund reviewed the September financial statement with the Board stating that all was within the budgeted amounts. Jackie Barker made a motion to accept the September financial report and Jeff Forman seconded. Motion passed.

Architectural Committee: Cherry Marfisi advised the board that the following applications were approved:

- Lot 77: Satellite dish
- Lot 181: Exterior paint
- Lot 234: Remove tree and add cactus
- Lot 254: Exterior paint
- Lot 318: Install gutters

Landscape Committee: Devin Shepard of ProQual attended the meeting and gave his monthly report.

1. Tree trimming project completed.
2. Removal of Red Yuccas and Angelina Daises project completed. The Yuccas and Daises were replaced with Lantana and Desert Sage.
3. Replacement of flowers at the monument signs was completed.
4. The enhancement of the area on Cooper north of Kempton was completed.
5. Granite replacement project completed. Several additional areas were noted that need additional gravel.

The Board complimented Devin and ProQual for the excellent work on the projects.

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Social, Newsletter and Website Committee: Dennis Kappeler will prepare the newsletter and will contact Janet for additional information to be included.

A community garage sale was discussed. Janet will obtain price for banners and availability before a date is selected.

Property Manager's Report/Old Business:

- Repainting of the railings has been completed. Paint has been ordered to repaint the overhang and light fixture in Ramada. (Color was difficult to match).
- Safe and Sound Playground Inspections will be cleaning the tot Lot on a monthly basis beginning October 27. The monthly service will be on the last Thursday of each month.
- Notices continue for landscape, parking, painting and other violations.
- Janet will forward a draft of the 2012 budget to the Board prior to the November meeting.

Old Business: See above

New Business: The Annual Meeting will be Monday January 30, 2012. There will not be a regular meeting in January. The 2012 meeting schedule has been confirmed for the 3rd Monday of each month. No meeting in December.

There being no further business, Allen Lund made a motion to adjourn the regular meeting and Bruce Kappeler seconded. Motion passed. The meeting was adjourned at 7:40pm. The next meeting will be Monday November 21, 2011.



Approved



Date