

**Kempton Crossing Homeowner's Association  
Board of Director's Meeting  
October 22, 2012 7 pm**

**Call Meeting to Order: 7:01pm**

**Present:** Board members Werner, Buchman, Allen Lund, Jackie Barker and Jim Milbert. Cheryl Marfisi, Architectural Committee Chair and Rudy Frame from VIP Property Management were present. Owners Present were Lots 293 (Karen Buchmann) and 362 (Lisa Milbert), 434 (Shields) and Owners Steinberg. Also attending were JD Gallagher of ProQual.

**Homeowner's Forum:** There were no comments from Attendees.

**Approval of Previous Minutes:** September 17, 2012 Meeting Minutes. Allen Lund requested an update on the call to the City of Chandler on the field that needs mowing at the Northeast Corner of Cooper and Pecos (no return calls from our area representative but VIP will continue to follow up). Motion to approve as written by Allen Lund and second by Jackie Barker and approved.

**Approval of Financial Report:** (Thru September) given by Treasurer Allen Lund. Motion to accept report by Jackie Barker, second by Allen Lund and approved.

**Committee Reports:**

**Architectural Committee:** Cheryl Marfisi: Nothing special to report. VIP is handling a lot of the repaint requests if they are using the approved colors. One Owner did submit an incomplete form and called out colors not on the approved list. Brief discussion on how important it is to get it right so an Owner does not have the expense of repainting.

**Greens Committee:** JD of ProQual gave a report on the issue of the Yellow Bells being infested with caterpillars, the treatment as well as the Tot Lot over seed, the water usage and the planting of new flowers. The Board and attendees all made positive comments on the look of the community.

**Social Committee/Website/Newsletter:** Dennis Kappele

\* Holiday Event Update. All the Board had received the updated flyer on the event and there was not further discussion.

**Property Managers Report:** – Rudy Frame reviewed the items on the report briefly as they would be discussed throughout the meeting.

**Old/Unfinished Business:**

\* Review Richards Maintenance Lighting work at the Tot Lot. All looks good, three Board members had met him on sight and approved the proposal. One light may not be working and Richard will revisit and take care of it. He is also going to provide the HOA a proposal on lighting maintenance through out the community and would like the opportunity to take care of the walls that need painting at Lots 225 and 226 along 132<sup>nd</sup> street.

**New Business:**

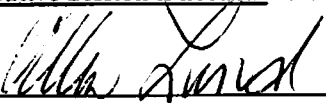
- \* Postcard to be prepared and mailed to Owners bringing to their attention a Community Yard Sale on November 17<sup>th</sup> and the Holiday Celebration on December 8<sup>th</sup>. VIP is to draft up a 5X7 postcard with the information provided. Color is to be used if possible and to have in the mail by October 29<sup>th</sup>.
- \* Discussion on Ads and information in the Newsletter. VIP to verify with Dennis that the Ads limited and follow the guidelines for Property Owners in the community.
- \* Need to set the 2013 Meeting dates at the November 19<sup>th</sup> Board Meeting.
- \* VIP to provide the Board the positions up for election at the 2013 Annual Meeting

**Correspondence/Enclosures as needed:** Board authorized VIP to run a credit check on a specific property to make sure there is an ability to pay prior to refilling the judgment in place.

**Next Meeting Date:** November 19<sup>th</sup> No meeting in December

**Adjournment of Meeting at 7.26pm**

**Executive Session if needed:** None was required.

  
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Approved

11/19/12  
Date