

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for October 20, 2014

The regular meeting was called to order at 7:09 PM by President Allen Lund.

Board Members Present: Jim Milbert, Bruce Kappel, Larry Steinberg and Liz Madrid were present.

Management Present: Janet Giannini, Association Manager, was in attendance.

Homeowners in Attendance: Jackie Barker and Dennis Kappel.

Christina Morgan, Esq., counsel for the association attended the meeting to review and explain the newly passed laws specific to HOAs. She also gave an overview on Board procedures.

Minutes: The September 15, 2014 meeting minutes were approved as corrected on a motion by Larry and second by Bruce. Motion passed.

Financials: Bruce reviewed the September financials stating all was in good order. Larry made a motion to approve the September financials and Jim seconded. Motion passed.

Management Report/Old Business:

1. Janet advised that Board that inspections continue and violation notices and fines are being sent.
2. Janet delivered the new signs for the common areas to Richard. He will install upon returning from vacation.

Landscape: Cottonwood Park and Tot Lot were over seeded with winter grass.

New Business:

1. Allen mentioned looking into installing doggie stations in one or more of the common areas. Janet will obtain pricing. Discussion on pros and cons took place.
2. Janet will obtain pricing for post card to be sent with upcoming events in 2015.
3. 2015 meeting dates were reviewed and approved. Letter will be sent to Church and the dates will be posted in the next Newsletter.

Old Business:

1. Newsletter mailed October 1
2. Jackie advised the Board that the Community Garage Sale had very low participation.
3. Holiday Event is scheduled for Saturday, December 13, 11:30 to 2:30 PM. Three e-blasts will be sent.

Meeting adjourned at 8:30 PM on a motion from Larry and Bruce.

No Executive Session needed.