

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
Open Meeting Minutes for October 19, 2015

The regular meeting was called to order at 6:56 PM by President Allen Lund.

Board Members Present: Larry Steinberg and Cherry Marfisi.
Jim Milbert and Bruce Kappele were absent.

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

Homeowners in Attendance: Jackie Barker, ARC, Steve Bowling, Connie Steber and Mary Gibbons were in attendance.

Items discussed were irrigation leaks, traffic on Pecos, speed bumps on Fairview (owners must contact the City of Chandler), parking on gravel and airplane noise.

Minutes: The September 21, 2015 minutes were approved on a motion from Larry and second by Cherry. Motion passed.

Financials: In Bruce's absence, Allen reviewed the financials for September and stated all was in order. Larry made a motion to approve the financial reports and Cherry seconded. Motion passed.

The Board reviewed the draft of the 2016 budget. Larry made a motion to accept the budget as presented and Cherry seconded. Motion passed. There **will not** be an increase in assessments for 2016.

The Board approved raising the cap on the assessments for 2016 by 5% in accordance with the documents. The cap for 2015 is \$593.96/yr and will increase to \$623.65/yr for 2016. Again, the 2016 actual assessment will remain at \$116/quarter (\$464/yr).

Landscape:

Glen of ProQual was unable to attend the meeting. Allen reported projects were on schedule. Irrigation leaks discussed in the homeowner forum will be forwarded to ProQual. The owners in attendance were advised to contact Janet at CPI if they see any irrigation concerns.

Old Business:

1. Binder format for the new approved paint pallet was approved. Janet will order three additional binders.
2. Community Yard Sale was not as busy as previous years but the HOA will continue to schedule one in spring and one in fall.
3. Winter event was discussed and will be on a smaller scale this year.
4. Discussion on solar lighting on the monuments took place. Steve presented a proposal from Solar King in the amount of \$4,100 to install solar panels and 4 lights on each monument. Larry made a motion to proceed with the lights, not to exceed \$4,100, and Cherry seconded. Motion passed. Meeting will be scheduled on site with Solar King, Allen, Steve and Janet.
5. Inspections and violation notices continue.

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New Business: Janet presented a proposal for TS&G Signs in the amount of \$1,500 to install metal caps on the flat section of the monuments to finish them. Larry made the motion to proceed and Cherry seconded. Motion passed.

Meeting adjourned at 8:20 PM on a motion from Cherry and Larry0.