

KEMPTON CROSSING HOMEOWNERS' ASSOCIATION
OCTOBER 17, 2016

The regular meeting was called to order at 6:55 PM by President Allen Lund.

Board Members Present: Cherry Marfisi and Jim Milbert.
Larry Steinberg was absent and Bruce Kappeler was available via telephone.

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

Homeowners in Attendance: One owner was in attendance and thanked the Board for the new surface in the Tot lot.

Minutes: The September 19, 2016 minutes were approved on a motion from Cherry and second by Jim. Motion passed.

Financials: The September financial statement was reviewed by Bruce and he advised the Board that all was in good order. Unanimous approval.

Landscape:

The following updates from ProQual:

1. Crew detailing all areas.
2. Plants replaced at monument – no charge.
3. Over seeding complete.

Old Business:

1. Exterior wall repainting – 95% complete. Additional areas to be painted and proposal received in the amount of \$4,700. Board approved via e-mail. Janet has sent letters to owners requesting approval to proceed.
2. Inspections and violation notices continue to be sent to owners.

New Business:

Discussion on 2017 Budget:

1. Increase actual assessment charged to \$120/quarter or \$480/annually.
2. Increase cap on assessment from \$623.63 annually to \$654.83 annually. Cherry made motion to approve increase of cap and Larry seconded. Motion passed.
3. Allen made a motion to increase management contract by \$50 per month and Larry seconded. Motion passed.
4. Allen made a motion to pay \$900 to the Church for the use of the room in 2017 and Cherry seconded. Motion passed.

Meeting adjourned at 7:40 PM on a motion from Jim and second by Cherry. Motion passed.