

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**OCTOBER 15, 2108**

The regular meeting was called to order at 6:28 PM by President Allen Lund.

**Board Members Present:**

Jackie Barker, Cherry Marfisi and Dennis Kappele. Larry Steinberg was absent.

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

Glen Winter of ProQual Landscaping attended the meeting.

**Homeowners in Attendance:** Renee Vanweinguard – new owner

**Minutes:** The September 17, 2018 minutes were approved on a motion from Dennis and second by Jackie. Motion passed.

**Financials:** Cherry stated the September financial were all in order. Jackie made the motion to approve the financials for September and Allen seconded. Motion passed.

**Landscape:**

1. Glen advised that over seeding to begin on October 18<sup>th</sup> depending on the weather.
2. Trimming and cutbacks will begin
3. Weed spraying on cottonwood completed

**New Business:** 2019 Budget draft was reviewed. The Board approved the following on a motion from Dennis and second by Cherry:

1. Assessment increased to \$130/qtr
2. Cap on assessment increase 5% from \$687.57 in 2018 to \$721.94 for 2019.
3. Preparation in progress. Board discussed increasing the assessment to \$130 per quarter
4. Management fee increase 3% for 2019
5. Monument sign and solar to be installed on Kempton and Cooper in 2019 – Reserve expense

**Old Business:**

1. Fall Event – December 8. Send post cards with Yard Sale date and Fall event date
2. E-Blast with Yard Sale and Event dates. Also, mail flyer for event

Meeting adjourned at 7:00 PM on a motion from Dennis and second by Cherry. Motion passed.