

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 16, 2009**

The regular meeting of Kempton Crossing HOA was called to order at 7:05PM.

Present: Board members Werner Buchmann, Allen Lund, Bruce Kappel, Ken Carl and Janet Giannini from VIP Property Management, Karen Buchmann, Newsletter Committee, Cherry Marfisi of ARC, homeowners Jacki Barker and Dennis Kappel were also in attendance. Jeff Forman was absent.

Homeowners' Forum: Jacki Barker advised the Board of the following:

- The lights were out in the common areas. Janet will contact Deca Tuesday, November 17.
- Garage sale signs were not placed prior to late afternoon of November 13. In the future they should be out either Thursday evening or early Friday morning.
- Tree needs to be trimmed by mailboxes near 2363 Nathan. Janet will contact ProQual.
- Asked if another section on Cooper was going to be zero-scaped.
- Neighborhood Watch signs – contact Janet for check payable to Chandler PD.

Minutes: It was moved by Allen Lund and seconded by Ken Carl to approve the minutes of the October 19, 2009. Motion passed.

Financials: It was moved by Bruce Kappel and seconded by Ken Carl to approve the September and October financial reports. Motion passed.

Allen Lund reviewed the proposed 2010 budget. It was moved by Bruce Kappel and seconded by Ken Carl to accept the proposed budget for 2010. Motion passed.

Janet explained increasing the maximum allowable chargeable dues for 2010 by 5% as stated in the governing documents. The maximum ceiling would increase to \$513.09 for 2010 from \$488.66 for 2009. It was moved by Allen Lund and seconded by Bruce Kappel to increase the maximum ceiling by 5%. Motion passed.

Newsletter Committee: Nothing to report.

Architectural Committee: One application to extend driveway was approved.

- **Landscape Committee:** Matt Davis from ProQual was unable to attend the meeting. The installation of Bougainvilleas along Danielson was completed.

Property Manager's Report and Old Business:

- Numerous violation letters regarding parking on gravel continue to be sent. Three additional owners have been fined.
- Janet received proposal for repairing section of block wall on Danielson between Nathan and Whitten. Amount is \$420.00 and will be completed by November 20, 2009.

New Business: None.

Allen Lund made a motion to adjourn the regular meeting and Bruce Kappel seconded. Motion passed. The meeting was adjourned at 8:00PM.

There will not be a meeting in December. The annual Meeting will be January 18, 2010.

Approved: _____

Date: _____

