

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING
November 15, 2010**

The regular meeting of Kempton Crossing HOA was called to order at 7:00PM.

Present: Board members Werner Buchmann, Allen Lund, Jeff Forman, Bruce Kappel, Jackie Barker, Janet Giannini from VIP Property Management, Cherry Marfisi, ARC and Matt Davis of ProQual.

Homeowners' Forum: N/A

Minutes: It was moved by Jeff Forman and seconded by Jackie Barker to approve the minutes of the October 18, 2010 meeting. Motion passed.

Financials: Allen Lund reviewed the October financial statement with the Board. Jackie Barker made a motion to accept the October financial report and Bruce Kappel seconded. Motion passed.

Newsletter Committee: Dennis Kappel was absent.

Architectural Committee: No new applications had been received.

Landscape Committee: Matt Davis from ProQual gave the following report:

- Tot Lot grass had been fertilized.
- Leaks being addressed as they occur.
- Two trees had been replaced and doing well.
- New flowers had been planted in monuments.
- Watering of grass reduced to 1 time per week.
- Watering in Tot lot will be turned off for the Thanksgiving Holiday weekend.
- Additions to Replacement Fund Schedule:
 - \$7,000 per year for tree trimming project
 - \$50,000 max in 2012, 2015, 2020, 2025 to replace gravel as needed.

Social Committee: The Wright's will host the Spring or Fall Movie Night.

Property Manager's Report/Old Business:

- Deca will replace light poles end of November and remove all base covers.
- Notices continue for maintenance, repainting, and parking on gravel.

November 15, 2010

Page Two

- Annual Meeting Set for January 31, 2011. Initial mailing sent November 20.
- Meeting dates for 2011 have been confirmed.

New Business: N/A

There being no further business, Bruce Kappeler made a motion to adjourn the regular meeting and Jeff Forman seconded. Motion passed. The meeting was adjourned at 7:45 pm.

The next meeting will be the annual Meeting, January 31, 2011.

