

**KEMPTON CROSSING HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
November 21, 2011

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

**Present:** Board members Jeff Forman, Allen Lund, Bruce Kappel, Jackie Barker and Janet Giannini from VIP Property Management.

**Homeowners' Forum:** N/A

**Minutes:** It was moved by Allen Lund and seconded by Bruce Kappel to approve the minutes of the October 17, 2011 meeting. Motion passed.

**Financials:** Allen Lund reviewed the October financial statement with the Board stating that all was within the budgeted amounts. Jackie Barker made a motion to accept the October financial report and Bruce Kappel seconded. Motion passed.

**Architectural Committee:** Cherry Marfisi was absent. Janet advised the Board that 2 applications had been received to repaint. Colors were selected from the approved paint pallet. Both applications were approved.

**Landscape Committee:** Devin Shepard of ProQual was unable to attend the meeting and Janet gave his report. The Board asked that the following items be addressed by ProQual:

1. Raise the dirt at the two monument signs so the flowers are more visible.
2. Cottonwood Park - Texas Sage - low-spot holes were foliage removed. Area needs to be smoothed out.
3. Cottonwood - east side by stop sign: area always damp.
4. Wet spot on Pecos near road and dead tree.
5. Progress of tire tracks.

**Social, Newsletter and Website Committee:** Dennis Kappel was absent.

**Property Manager's Report/Old Business:**

- Repainting of the railings has been completed. Ramada ceiling, light and table repainted.
- Notices continue for landscape, parking, painting and other violations.
- Garage sale: Janet advised the Board that 5 banners would be approximately \$1,200. A discussion took place about the size and it was agreed that the size should be 8'x4' - green with white lettering. Jackie also mentioned that a third monument sign should be installed on Cooper and Kempton. Janet was asked to check with the City if this is possible. If possible all monument signs would be re-designed for an updated look.

**Old Business:** N/A

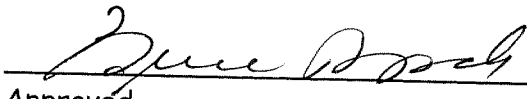
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**New Business:**

1. The Annual Meeting will be Monday January 30, 2012. There will not be a regular meeting in January. The 2012 meeting schedule has been confirmed for the 3rd Monday of each month. No meeting in December.
2. A review of the 2012 proposed budget took place. After a discussion, Jackie Barker made a motion to approved the budget as drafted and Bruce Kappel seconded. Motion passed. The assessment for 2012 will remain at \$110 per quarter.
3. A discussion took place regarding raising the allowable assessment per the documents. Jackie Barker made a motion to raise the ceiling on the chargeable amount to \$565.68 per year. Bruce Kappel seconded. Motion passed.
4. The Board reviewed the memo regarding investing funds for the Reserve account into laddered CDs. Bruce Kappel made a motion to proceed with the laddering and Allen Lund seconded. Motion passed.
5. No meeting in December.

There being no further business, Jeff Forman made a motion to adjourn the regular meeting and Bruce Kappel seconded. Motion passed. The meeting was adjourned at 7:50pm. The next meeting will be the annual Meeting on January 30, 2012.

  
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Approved

  
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Date