

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**Open Meeting Minutes for November 17, 2014**

The regular meeting was called to order at 7:00 PM by President Allen Lund.

**Board Members Present:** Bruce Kappeler and Larry Steinberg. Jim Milbert and Liz Madrid were absent.

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

**Homeowners in Attendance:** Jackie Barker, Cherry Marfisi and Dennis Kappeler.

**Minutes:** The October 20, 2014 meeting minutes were approved on a motion by Larry and second by Bruce. Motion passed.

**Financials:** Bruce reviewed the October financials stating all was in good order and everything was in balance. Larry made a motion to approve the October financials and Bruce seconded. Motion passed.

**Management Report/Old Business:**

1. Janet advised that Board that inspections continue and violation notices and fines are being sent.
2. Janet advised the Board of the cost for the postcards for the Holiday Event. \$200 max cost. Post cards will be sent to owners.
3. Holiday event is scheduled for December 13.
4. Pricing for doggie stations obtained. Each station with dispenser, sign and receptacle is \$350. After discussion Larry made a motion and Bruce seconded to buy 5 stations and at cost not to exceed \$2,000. Motion passed. 2 will be at Tot Lot and 3 in Cottonwood park (Vernon west side and Morelos – lower entrance).

**Landscape:** Backflows were tested and report sent to City.

Trimming will begin and completed over the next two weeks.

Water has been turned off for a few days so mowing can be done on the new grass.

**New Business:**

1. The 2015 actual assessment was increase to \$464 annually. However the cap on the increase was increased by 5% in accordance with the documents from \$565.68 annually to \$593.96 annually. Larry made a motion to approve and Bruce seconded. Motion passed.

**Old Business:**

1. Newsletter mailed October 1
2. Jackie advised the Board that the Community Garage Sale had very low participation.
3. Holiday Event is scheduled for Saturday, December 13, 11:30 to 2:30 PM. Three e-blasts will be sent.

Meeting adjourned at 7:50 PM on a motion from Larry and Bruce.

No Executive Session needed.