

**KEMPTON CROSSING HOMEOWNERS' ASSOCIATION**  
**Open Meeting Minutes for November 16, 2015**

The regular meeting was called to order at 6:54- PM by President Allen Lund.

**Board Members Present:** Jim Milbert, Bruce Kappel, Larry Steinberg and Cherry Marfisi.

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

**Homeowners in Attendance:** Jackie Barker, ARC, was in attendance.

Items discussed were debris left on curb and compliment on the monument lights.

**Minutes:** The October 19, 2015 minutes were approved on a motion from Larry and second by Bruce. Motion passed.

**Financials:** Bruce advised the Board that the financials were all in order. Cherry made a motion to approve the financial reports and Larry seconded. Motion passed.

**Landscape:**

The following were to be given to ProQual for addressing/action:

1. Some drip lines on Cottonwood need to be repaired/replaced.
2. Additional plantings needed at Cooper and Fairview off of Marie.
3. 132<sup>nd</sup> and Kempton – additional plants needed in several areas.
4. Add additional plants at new monument lights to camouflage light fixtures.

**Old Business:**

1. Monument lighting complete. Positive response from community. Thank you note to be sent to Steve for his assistance.
2. Community Yard Sale was not as busy as previous years but the HOA will continue to schedule one in spring and one in fall.
3. Winter event scheduled for December 5 from 11: AM to 2: PM. ProQual to supply Party Wagon and food. Face painter and Bounce House will be at event. Unable to get snow due to timing.
4. Inspections and violation notices continue.

**New Business:**

1. The Board approved sending a donation to the Church in January in the amount of \$900 for the use of the meeting room. Larry made the motion to approve and Jim seconded. Motion passed. Janet will send letter with check.
2. 2016 event dates:
  - a. Spring Fling March 19
  - b. Yard Sale April 16
  - c. Yard Sale November 5
  - d. Winter Event December 3 11:30 AM – 2:00 PM

**New Business cont'd:**

3. 2016 meeting dates: 1/18- Annual, Feb. 15, March 21, April 18, May 16, June 20, July 18, No August meeting, September 18, October 17 and November 21.

Meeting adjourned at 7:25 PM on a motion from Larry and Cherry.