

**Kempton Park Homeowner's Association Board of Directors Meeting
March 20, 2007
Steeplechase Club House, Suffolk, VA**

Members Attending: Vice President: Rhett Rothberg
Secretary: Raymond Bailey
Treasurer: Denise Crawford

Members Absent: President: Anthony Ference
Member-at-Large: Paul McQueen

United Properties: Ralph Leslie

1820 – Architectural Review Board (ARB) Meeting: Applications and results follow.

<u>Last Name</u>	<u>Address</u>	<u>Project</u>	<u>Result</u>
Laffoon	5040KS	Brick Patio	Approved
Legge	3037KR	3 rd Attached Garage	Approved with Stipulations: Exterior choices must match residence.

1855 – Board of Directors Meeting: The meeting was called to order.

1855 - Homeowners Forum: Two residents attended but had no issues.

1855 – The minutes from the February 20, 2007 Board of Directors meeting were approved.

1858 - Committee Reports:

- Treasurers Report – Denise Crawford presented the December report:

Operating Cash	\$ 27,709.36
Reserve Cash	\$ 31,842.95
Replacement Reserve	<u>\$ 49,999.10</u>
Total Assets	\$ 109,551.41

General & Admin. Expenses	\$ 3,819.32
Utilities	\$ 95.65
Maintenance Expenses	<u>\$ 1,206.11</u>
Total Operating Expenses	\$ 5,121.08

Net Operating Income	\$ 5,882.36
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Net Association Income	\$ 4,755.45
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- Motion was made and passed to accept the Treasurer's Report.
- Manager's Report – Mr. Leslie presented the following:
 - Annual Assessment Delinquency Report: Included in Board packet.
 - 2006 Taxes: Submitted March 15th; a copy is included in the Board packet.

- Benches for Bennett's Creek Park Road: Delivery and installation is scheduled to be completed by the end of the month.
- Pond #1 Aerator: Chesapeake Homes was contacted again to get a copy of Lot 7 in Highland Greens where the utility box is located. An easement will then be prepared for Chesapeake Homes to give Dominion Power right-of-way.
- Pool Installation at 3507 Fontwell Court: It appears that work is complete. We are waiting for Basnight to reevaluate the estimate to repair the common grounds.
- Cabana Maintenance: There will be a proposal for the annual cleaning/maintenance in the next month's Board packet.

1915 - Unfinished Business:

- Exterior Color Examples [Board Issue]: Printed copy of color schemes from Joanne House Interior Design forwarded in Annual Meeting packet. Issue Closed.
- Benches for Bennett's Creek Park Road [Resident Issue]: As noted above; pending installation this month.
- Web Site [Board Issue]: Mr. Rothberg is still working with the contractor by providing site content. Solicited assistance from other Board members which he will contact by email. Ads are also being considered.
- Reserve Funds Study [Every 5 years Requirement]: Complete; pending receipt of results.
- Pond #1 Aerator [Board Issue]: As noted above, a new estimate is pending receipt of the plat for Highland Greens Lot 7.
- Cabana Enclosure [Board Issue]: Tabled until further notice.
- Tree Replacement [Board Issue]: Will be completed in the spring.
- Playground Equipment Upgrade [Board Issue]: Mr. Rothberg is getting estimates from two vendors on additions.
- In-Ground Pool Installation at 3507 Fontwell Ct: As noted above; Basnight will provide estimate for repair of common grounds adjacent to site.
- Suffolk Contact Information: Information forwarded to residents in Annual Meeting packet. Issue Closed.
- 2006 Income Taxes: Complete and submitted this month. Issue Closed.
- March Elections/Annual Meeting: Scheduled for March 29, 2007 at the Florence Bowser Elementary School, 4540 Nansemond Parkway, Suffolk at 6:45 PM. A packet was sent to all residents dated March 14 which included the following:
 - Annual Meeting information including a solicitation for nominations and proxy voting form.
 - President's letter about contacts and issues.
 - Suffolk Newcomers Guide.
 - Exterior color palate information.

1935 – New Business:

- Cabana Maintenance: As noted above. Will need to be completed prior to pool opening.
- Issue Decisions: None required.

- **Action Pending for Next Meeting:**
 - Web Site: Mr. Rothberg will continue to work with Web Solutions and contact the Board to assist with inputs.
 - Reserve Study: Mr. Leslie will provide results when received.
 - Pond #1 Aerator: Mr. Leslie will track the new estimate with Dominion Power.
 - Pool Installation Grounds Repair: Mr. Leslie will continue to follow-up payment for landscape repair.
 - Cabana Maintenance: Mr. Leslie will provide estimate for next meeting.

- **Homeowner's Forum Responses - February meeting:**
 - Mr. Pickett issues: Mr. Ference included comments about cleaning up after pets and home network security in the Annual Meeting letter.

1940 – The annual meeting will be held March 29, 2007 at the Florence Bowser Elementary School, 4540 Nansemond Parkway, Suffolk at 6:45 PM. The next Board meeting will be April 17, 2007 at the Steeplechase Club House.

1940 - Board of Directors Meeting adjourned.

Submitted By: R. E. Bailey