

# Kempwood Villa Townhouses Association

## Board of Directors meeting, 24 Jan 2017

Meeting called to order by Megan Carpenter at 7:05 PM

Location of Meeting: 9527 Clanton Street, Houston, Texas

### Current Board of Directors

Name	Unit	BOD Position	Present
James Howard	9515	Member	Present
Jared Ong	9529	Member	
Kathleen Barry	9523	Member	Resigned
Lewis Balentine	9527	Secretary	Present
Manuel Damian *	9514	Member	
Megan Carpenter	9541	President	Present
Meribeth Shea	9527	Member	Present
Michael Smith ***	9505	Treasurer	removed by BOD
Libby Flores ***	9502	Vice President	Present

### Minutes of the Previous Annual Meet, 15 November 2016:

presented by Lewis Balentine, accepted as read by acclamation

#### Treasurers Report:

presented by Lewis Balentine, accepted as read by acclamation

Expenditures:

PRIMAVERA LANDSCAPING	Monthly Landscaping Fee	450.00
CITY OF HOUSTON - WATER		229.97
PRIMAVERA LANDSCAPING	Monthly Landscaping Fee	450.00
Lumasis.com	Web Site for One Year	82.00

Bank Account: 91,354.67  
checks: 3910.00  
cash: 64.00  
Total: 95,328.67

**Election of Board of Directors:** There was not a quorum at the HOA meeting in October or November. Therefore the election was postponed until this month. Notices were sent to HOA owners.

Expiring terms: **Manual Damian, Kathleen Barry, Megan Carpenter**

No longer active: **Michael Smith** (term expires 2018)

#### Nominations:

Brent Lambson, Unit 9542 (replaces Michael Smith)  
Douglas Herrera, Unit 9505 (3 years)  
Megan Carpenter, Unit 9541 (3 years)  
Lyndsay Sweeny, Unit 9534 (3 years)

As there was no opposition the nominees were elected by acclamation. BOD officer election will occur at the first meeting of new Board of Directors (14 Feb 2017, 7:00 PM at Unit 9527).

#### **Old Business:**

Status Masonry repair project: Word proceeding as planned. Additional work was found that were missed during the initial evaluation because of lack of access to some units. That increase amounts to \$775 and was approved by the BOD via emails.

#### **New Business:**

Annual KVTA Yard sale, tabled

There was a discussion with regards to priorities for future maintenance. The major concerns are: Masonry, Painting, Roofs and Paving. It was generally agreed that we should get estimates for fixing the paving as it is in deplorable shape.

The sprinkler zone near 9501 has water coming from at least two heads, This indicates a bad valve. The problem will be referred to the landscaping company.

The meeting was adjourned at 7:51 PM