

Kempwood Villa Townhouses Association

HOA Annual meeting, 3 Oct 2017

Meeting called to order by Megan Carpenter at 7:10 PM

Location of Meeting: carport 9530 Clanton Street, Houston, Texas

Current Board of Directors

| Name | Unit | BOD Position | Present |
|-----------------|------|---------------------|----------|
| Megan Carpenter | 9541 | President | Resigned |
| Lyndsay Sweeney | 9534 | Member | Present |
| Douglas Herrera | 9505 | Member | Present |
| Libby Flores | 9502 | Member | Present |
| Lewis Balentine | 9521 | Secretary-Treasurer | Present |
| Jared Ong | 9529 | Member | |
| Meribeth Shea | 9527 | Vice President | Present |
| Brent Lambson | 9542 | Member | Present |
| | | Member | |

A majority of owners present to form a quorum.

Agenda

Minutes of the Previous HOA Annual: Approved by acclamation as read

Treasurer's Report: Treasurer

| Date | 3 Oct 2017 |
|---------------------------|------------------|
| Liquid Assets: | |
| Cash On Hand | 293.89 |
| Bank Account | 93,895.76 |
| Total | 94,189.65 |
| Reserves: | |
| Emergency Reserve | 33,660.00 |
| Asphalt Paving Reserve | 16,000.00 |
| Exterior Painting Reserve | 16,000.00 |
| Roofing Reserve | 7,500.00 |
| Total | 73,160.00 |
| | |
| Available | 21,029.65 |

Old Business:

Status misc repairs to various units: Units: 34,43,31,33,41,02,17,29,06,27

In process

Paving repair was the next highest priority. It has been delayed due to recent Hurricane. We need to let the market settle a bit.

New Business:

Sinkhole in common are discover shortly before meeting. The hole is at least 6 feet deep.

Owners of 9541 report damaged due to water passing through the brick and affecting the sheet-rock exterior sheeting. They are asking the HOA to address this problem.

HOA Board of director Election:

James Howard (resigned)
Jared Org (resigned)
Brent Lambson (term expires)
Lewis Balentine (term expires)
Maribeth Shea (term expires)

Current Active Members (not expired):

Megan Carpenter
Libby Flores
Lyndsay Sweeney
Douglas Herrera

Need to elect 5 (3 for three year, 2 for 2 years)

Nominations:

Lewis Balentine (3 years)
Maribeth Shea (3 years)
Jack Gott (3 years)
Aaron Eaves (2 years)
Angela Stamps (2 years)

Approved by acclamation without objection

Adjourn Meeting: 7:33 PM