

# Kempwood Villa Townhouses Association

## BOD Monthly meeting, 9 Jan 2018

Meeting called to order by Megan Carpenter at 7:00 PM

Location of Meeting: 9541 Clanton Street, Houston, Texas

### Current Board of Directors

Name	Unit	BOD Position	Present
Megan Carpenter	9541	President	x
Lyndsay Sweeney	9534	Member	
Douglas Herrera	9505	Member	
Libby Flores	9502	Member	x
Lewis Balentine	9521	Secretary-Treasurer	x
Jack Gott	9530	Member	
Meribeth Shea	9527	Vice President	x
Angela Stamps	9542	Member	x
Aaron Eaves	9501	Member	x

A majority of members present to form a quorum.

## Agenda

**Minutes of the Previous Meeting:** Approved by acclamation as read

**Treasurer's Report:** Treasurer - no report

### Old Business:

During the month of Nov 2017 quotes were obtained from Borcan Construction to inspect and/or repair the sinkholes in the common area. The holes were dug out and inspected. The north most location in front of unit 9511 turned out to be a drainage box on the storm sewer that did not have a proper cover. It was decided to form and pore a concrete cover over the box.

The other location in front of unit 9515 turned out to be caused by a separation between the sewer feed line from unit 9515 and the main north-south sanitary sewer line. The BOD also had the north and south extents from this location inspected via NTSC video camera run through the main line. No other damage was detected. It was decided to have Borcan Construction repair the connection. BOD members Jack Gott, Lewis Balentine, Megan Carpenter, Angela Stamps and Aaron Eaves were present at the work site and approved these repairs. The final cost was \$4,550.

Borcan Construction also replaced the Soffit Screens for Unit 9515.

There was no BOD meeting in December 2017.

During the month of Dec 2017 quotes were obtained from Borcan Construction to repave the private drive. The BOD approved a quote of \$33,280 via email and work was scheduled to begin on 8 January 2018. Work is in progress.

## **New Business:**

### Election of BOD Officers:

#### Nominations:

President:	Aaron Eaves
Vice-President:	Meribeth Shea
Treasurer:	Megan Carpenter
Secretary:	Lewis Balentine

It was moved by Libby Flores and seconded by Angela Stamps to elect the nominated individuals to the respective position. The measure was carried by acclamation without objection.

### Unit 9529 Solar Panel Installation:

This has come up again as the vendor has submitted paper work to the effect that under Texas law a HOA can not refuse permission based solely on aesthetic grounds. This matter was discussed and there are still concerns as to the structural integrity of the installation. It was decided to request the vendor to submit proof that this issue has been addressed.

### On Line Payment System:

Angela Stamps question if the HOA could implement an on line payment system. Lewis Balentine and Aaron Eaves indicated from their professional experience that the cost of doing so would not be cost effective for such a small organization.

### HOA Yard Sale:

Several times in past years the HOA has held a yard sale in the common area around the Cul-De-Sac. This gives residents an opportunity to dispose of excess household items as well promoting some interactions between the residents. It was decided to schedule a sale this year on 14 April 2018.

**Adjourn Meeting 7:50 PM**