

# Kempwood Villa Townhouses Association

## BOD Monthly meeting, 19 June 2018

Meeting called to order by Aaron Eaves at 7:07 PM

Location of Meeting: 9541 Clanton Street, Houston, Texas

### Current Board of Directors

Name	Unit	BOD Position	Present
Aaron Eaves	9501	BOD President	yes
Meribeth Shea	9527	BOD Vice President	yes
Megan Carpenter	9541	BOD Treasurer	yes
Lewis Balentine	9521	BOD Secretary	yes
Angela Stamps	9515	BOD Member	yes
Jack Gott	9530	BOD Member	yes
Libby Flores	9502	BOD Member	
Lyndsay Sweeney	9534	BOD Member	yes
Douglas Herrera	9505	BOD Member	

A majority (5) of members present to form a quorum: yes

### Minutes of Meeting

**Minutes of the Previous Meeting:** accepted as read

**Treasurer's Report:** accepted as read, Bank Balance = \$71,299.95, Cash on Hand = \$90

#### Old Business:

Overdue HOA dues: Unit 9525 continues to be a problem. Send certified letter.

Roof Replacements: ongoing process to get estimates

Storm drain: repaired, cost = \$1880, closed

Utility door at 9529: replaced, final invoice = \$400, closed

Tree Trimming: Estimate received from Primavera for \$4875.02. Negotiate for lower price.

Common Area Lighting: work in progress

#### New Business:

HOA Fee Increase: Discussed. Per the bylaws (Article XII, Section "3", paragraph "a"):

*(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased effective January 1 of each year without a vote of the membership in conformance with the rise, if any, of the Consumer Price Index (published by the Department of Labor, Washington, D. C.) for the proceeding month of July*

As of May 2018 that number was 2.8% (\$2.38). The CPI for July 2018 should be released around 12 August 2018.

Budget: to be discussed at next meeting on 10 July 2018.

Meeting adjourned at 7:56 PM



**Transmission of material in this release is embargoed until  
8:30 a.m. (EDT) June 12, 2018**

USDL-18-0995

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### CONSUMER PRICE INDEX – MAY 2018

The Consumer Price Index for All Urban Consumers (CPI-U) increased 0.2 percent in May on a seasonally adjusted basis after rising 0.2 percent in April. the U.S. Bureau of Labor Statistics reported today. Over the last 12 months, the all items index rose 2.8 percent before seasonal adjustment.

The indexes for gasoline and shelter were the largest factors in the seasonally adjusted increase in the all items index, as they were in April. The gasoline index increased 1.7 percent, more than offsetting declines in some of the other energy component indexes and led to a 0.9-percent rise in the energy index. The medical care index rose 0.2 percent. The food index was unchanged over the month.

The index for all items less food and energy rose 0.2 percent in May. The shelter index rose 0.3 percent in May. The indexes for new vehicles, education and communication, and tobacco increased in May, while the indexes for household furnishing and operations, and used cars and trucks fell. The indexes for apparel, recreation, and personal care were unchanged.

The all items index rose 2.8 percent for the 12 months ending May, continuing its upward trend since the beginning of the year. The index for all items less food and energy rose 2.2 percent for the 12 months ending May. The food index increased 1.2 percent, and the energy index rose 11.7 percent.

**Chart 1. One-month percent change in CPI for All Urban Consumers (CPI-U), seasonally adjusted, May 2017 - May 2018**  
Percent change

