

Kempwood Villa Townhouses Association

BOD Monthly meeting, 11 September 2018

Meeting called to order by Meribeth Shea at 7:19 PM

Location of Meeting: 9541 Clanton Street, Houston, Texas

Current Board of Directors

Name	Unit	BOD Position	Present
Aaron Eaves	9501	BOD President	resigned
Meribeth Shea	9527	BOD Vice President	yes
Megan Carpenter	9541	BOD Treasurer	yes
Lewis Balentine	9521	BOD Secretary	yes
Angela Stamps	9515	BOD Member	
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. 5

Agenda

Minutes of the Previous Meeting: approved as read

Treasurer's Report: see attached balance sheet, approved as read

Old Business:

Overdue HOA dues: Noticed sent to delinquent owners. Account statements will be sent to all owners this month along with the notice for the annual HOA meeting.

Roof Replacements: Will be discussed at annual HOA meeting

Tree Trimming: ongoing work, Primavera to be contacted

Common Area Lighting: Lights Out: common area south, 9529, 9515. It is noted that the light behind 9515 needs to be replaced because it was damaged when Primavera did the Tree Trimming for that unit.

Possible Sprinkler Leak Problem in front of 9515: Megan Carpenter is also report higher than usual water bills. Primavera to be contacted for an update. As an alternative water to sprinkler system is going to be turned off for the rainy season.

Recommended Vendor List: Ongoing effort to collect vendor information. Send any recommendations to lewis@keywild.com

Annual HOA Meeting: First Tuesday in October = 2 Oct 2018 = Texas Night Out

Discussion and content of letter discussed. Secretary to mail out notices to unit owners this week and to post notice on web site. Meribeth Shea to contact HPD to solicit a speaker for the beginning of the meeting.

Update 12 September: Meribeth Shea emailed the BOD that Harris County Attorney Vince Ryan will be available for this meeting.

New Business:

Front Door Unit 9502:

The owner of unit 9502 reported that the front door of her unit has rust/rot out of the bottom and requested information about replacing it. This particular unit has had the door replaced with partial glass front door. Previously the board has authorized compensation of replacement of front doors but only up to the amount of a standard painted six panel galvanized steel door (*cost is approximately \$150*).



JELD-WEN >

36 in. x 80 in. 6-Panel Primed Steel Prehung Right-Hand Inswing Front Door

★★★★★ (9) ▼

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[Questions & Answers \(10\)](#)



- Made of durable rust-resistant galvanized steel
- Prehung steel door includes frame for easier installation
- Actual unit size is 37-7/16 in. x 81-3/4 in.

\$139⁰⁰
/each

Choose Your Options

Primed



Door Size (WxH) in.

36 x 80

Door Handing

Right-Hand/Inswing



Unit 9506 Painting:

The new owner of unit 9506 has requested information about repainting the non-masonry portions of the front porch and trim on the front of the unit. Repainting is authorized with a matching color but a change in color will require KVTA HOA BOD approval.

Meeting adjourned

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KVTA Balance Sheet

	Date	9/11/2018
Liquid Assets:		
	Cash On Hand	90.00
	For Deposit	936.00
	Bank Account	79,490.29
	Total	80,516.29
Reserves:		
	Emergency Reserve	25,000.00
	1/2 Yearly Budget	11,558.00
	Discretionary Spending for Major Projects	34,443.00
	Total	71,001.00
	Available	9,515.29
Assets and Liabilities		
	HOA Fees Ahead	3,380.76
	HOA Fees Arrears	-1,440.25
Committed Contracts:		
	Primavera Landscaping	
	Semi-annual Trimming, July 2018	2,591.43
	Primavera Landscaping	
	Semi-annual Trimming, Spring 2019	4,679.15
Monthly Income:		
	HOA fee from 33 units (\$85 each)	2,805.00
Monthly Liabilities:		
	Primavera Landscaping	450.00
	Houston Water Dept (<i>estimated</i>)	300.00
Annual Liabilities:		
	Post Office Box (<i>September</i>)	100.00
	Web Site (<i>December</i>)	110.00
	Electricity for Common Area Lights (<i>January</i>)	255.00
	Insurance (<i>February</i>)	1,750.00