

KEMPWOOD VILLA TOWNHOUSE ASSOCIATION

Special Assessment Meeting Minutes



A special assessment meeting of Kempwood Villa Townhouse Association was held at 9527 Clanton Street, **2 December 2019** at 7:00 PM. This was the second meeting to consider this special assessment as the first meeting on 24 October 2019 did not have a quorum. Thus for this meeting a quorum is defined as 50% of 60% of the Unit Owners or 11 HOA owners.

SPECIAL ASSESSMENT PROPOSAL:

According to the KVTA HOA Bylaws, for the year beginning on 1 January 2020, the Board of Directors proposes a special assessment (*a one-time special charge*) unique to each unit for an amount of **\$504.00** in order to cover part of the cost of replacing the roofs of all units in the KVTA complex.

This assessment may be paid in monthly installments of **\$42 per month** (*in addition to the standard HOA monthly maintenance fee*) with the first payment due on first day of January 2020 (*past due on the 10th*) and every month thereafter up to and including December 2020.

Voting:

A notice of the meeting and a voting form (*in English and Spanish*) had been sent to last known USPS mailing address of all owners. The completed, signed voting forms could be submitted: in person, via email, via USPS first class mail or by hand to any KVTA HOA Board member.

12 Completed, signed forms were received

The vote totals were:

12 Yea

0 Nae

The Special assessment was approved.

Action:

The HOA secretary is to send a mail-out to all unit owners via US First Class Mail to include:

- 1) Minutes of this meeting
- 2) Notice of Special Assessment beginning 1 January 2020
- 3) Notice of CPI (Consumer Price Index) HOA maintenance fee beginning 1 January 2020
- 4) Unit account statement for applicable unit

Meeting Adjourned at 7:11 PM

Unit	Name	Comment	Yea	Nea
9501	Philip Grossman			
9502	Librada Flores			
9503	Rosendo and Iris Negreros			
9505	Douglas Herrera			
9506	Jhonny Toralva		X	
9507	David McCoy		X	
9509	Ana Umana			
9510	Aida Vega Paez		X	
9511	Daniel Villagomez			
9513	Tony Kuehl and Nancy J Goodwin			
9514	Manuel I. Damian			
9515	Angela Stamps		X	
9517	Osvaldo Perez Garcia			
9519	Araceli Rodriguez and Brian Olszewski			
9521	Lewis Balentine		X	
9523	Kevin Wood			
9525	Mathew Chang			
9527	Meribeth Shea		X	
9529	Edward Lunney			
9530	Jack Gott		X	
9531	Dinh Huu Vu			
9533	Patricia M. Elkins		X	
9534	Lyndsay Sweeney		X	
9535	Sandra Butler			
9537	William Cook		X	
9538	Julio C. Murillo			
9539	Jared and Audrey Bassett			
9541	Daniel and Megan Carpenter		X	
9542	Brent L. Lambson			
9543	Howson Chang			
9545	Vu P. Bui			
9546	Sandra Artola or Jaime Hernandez		X	
9550	Vincent A. Rodriguez (Maria J Long)			

Date:	3 December 2019	Count (one vote per unit):	12	0
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