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 <u>second</u> 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 the10th*) and every month there after up to and including December 2020.

Voting:

A notice of the meeting and a voting form (*in English and Spanish*) had bee 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 Bord 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

9501 Philip Grossman	Unit	Name	Comment	Yea	Nea
9503 Rosendo and Iris Negreros 9505 Douglas Herrera 9506 Jhonny Toralva 9507 David McCoy 9508 Ana Umana 9510 Alda Vega Paez 9511 Daniel Villagomez 9512 Daniel Villagomez 9513 Tony Kuehl and Nancy J Goodwin 9514 Manuel I. Damian 9515 Angela Stamps 9517 Osvaldo Perez Garcia 9518 Araceli Rodriguez and Brian Olszewski 9521 Lewis Balentine X 9522 Kevin Wood X 9523 Marthew Chang X 9524 Meribeth Shea X 9525 Marthew Chang X 9520 Edward Lunney X 9530 Jack Gott X 9531 Dinh Huu Vu X 9533 Jack Gott X 9534 Lyndsay Sweeney X 9535 Sandra Butller X 9537 Wil	9501	Philip Grossman			
9505 Douglas Herrera	9502	Librada Flores			
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 X 9523 Kevin Wood 9525 Mathew Chang 9526 Mathew Chang 9527 Meribeth Shea X 9528 Edward Lunney 9530 Jack Gott X 9531 Dinh Huu Vu 9533 Patricia M. Elkins X 9533 Patricia M. Elkins X 9535 Sandra Butler 9537 William Cook X 9538 Julio C. Murillo 9539 Jared and Audrey Bassett 9541 Daniel and Megan Carpenter X 9545 Potentia Lambson 9545 Vu P. Bui 9546 Sandra Artola or Jaime Hernandez X 9540 San	9503	Rosendo and Iris Negreros			
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9546 Sandra Artola or Jaime Hernandez X	9543	Howson Chang			
	9545	Vu P. Bui			
9550 Vincent A. Rodriguez (Maria J Long)	9546	Sandra Artola or Jaime Hernandez		X	
	9550	Vincent A. Rodriguez (Maria J Long)			
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Date: 3 December 2019

Count (one vote per unit):

12