

Kempwood Villa Townhouses Association

BOD Monthly meeting, 11 February 2020

Location of Meeting: 9541 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at 7:09 PM

Current Board of Directors

Name	Unit	BOD Position	Present
Meribeth Shea	9527	BOD President	present
Angela Stamps	9515	BOD Vice President	present
Megan Carpenter	9541	BOD Treasurer	present
Lewis Balentine	9521	BOD Secretary	present
Jack Gott	9530	BOD Member	resigned
Lyndsay Sweeney	9534	BOD Member	present
Douglas Herrera	9505	BOD Member	absent
Jhonny Toralva	9506	BOD Member	present
Julio C. Murillo	9538	BOD Member	present

A majority (5) of members present needed to form a quorum: 6

Meeting Minutes

Minutes of the HOA BOD Meeting, 14 January 2020: accepted as read

Treasurer's Report: accepted as read

Cash On Hand	\$65.91
Bank Account	\$119,553.97
For Deposit	\$1,133.18
Total	\$120,753.18

Old Business:

Roofing Replacement 2020: The BOD had 'Best and Final' quotes from RLK Roof Designs, Inc. and Reliant Roofing. There was a lengthy discussion about the merits of each bid. A motion was made by Lewis Balentine to award the contract to Reliant Roofing. The motion was seconded by Angela Stamps and passed unanimously.

There are two issues to be settled with the vendor:

- 1) Shingle color. The BOD has tentatively selected "Cobblestone Gray".
- 2) The BOD would like the replacement 1x2 boards under the drip edge "*finish painted*" rather than "*primed and ready for paint*". A single neutral color is acceptable.

The secretary was directed to notify each vendor of the award via email and to arrange a meeting with Joe Heiliger of Reliant Roofing to address the issues and arrange a schedule for the work to be accomplished. (*Date of meeting was set for 13 February 2020*)

New Business:

Solid Waste Collection:

There was a short discussion about the tendency of the City of Houston waste collection service to accidentally dump waste on the street when manipulating the collection bins. It was suggested that the individual write a letter to Director of Houston's Solid Waste Management Department, Harry J. Hayes and copy the local city council representative, Amy Peck.

New Construction in the Local Area:

There was a short discussion about the new subdivision construction in the area specifically regarding the current traffic problems and possible future drainage issues. The drastic five foot elevation transition around the property blatantly emphasizes the potential for future drainage problems. It was concluded that there was little the BOD could do to address the issues other than making the local City Council Member aware of our concerns.

Adjourn: 7:48 PM, **Next Meeting:** 7:00 PM, 10 March 2020