

Kempwood Villa Townhouses Association

BOD Monthly meeting, 14 January 2020

Location of Meeting: 9527 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at 7:06 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	absent
Lyndsay Sweeney	9534	BOD Member	present
Douglas Herrera	9505	BOD Member	absent
Jhonny Toralva	9506	BOD Member	present
Julio C. Murillo	9538	BOD Member	previous engagement

A majority (5) of members present needed to form a quorum: 7

Meeting Minutes

Minutes of the HOA BOD Meeting, 2 Dec 2019:

accepted as read

Treasurer's Report:

Cash On Hand	65.91
Bank Account	115,255.49
For Deposit	1,133.30
Total	116,454.70

accepted as read with minor corrections for 2020 budget

Old Business:

Roofing Replacement 2020: A working meeting of the Roofing Committee (*all BOD members*) will be held at 7:00 PM 20 Jan 2020 at unit 9527 to prepare a request for 'Best and Final' quote from three vendors.

New Business:

Transfer Fee Unit 9511: The lawyer that probated the unit 9511 last year neglected to include the transfer \$50 fee. It is recommended that the fee be waived due to the lapsed time and potential difficulty collecting this fee. Approved without objection.

Mail-Out Compensation, 3 Dec 2019: Lewis Balentine (9521), Postage = \$29.30
Approved without objection.

Replace Light 9537:





Lewis Balentine stated he had the material to replace the light. This should be resolved in the next week.

Next Meeting: 7:00 PM, 11 Feb 2019

Adjourn: 8:00 PM

KVTA Balance Sheet

	Date	1/14/2020
Liquid Assets:		
	Cash On Hand	65.91
	Bank Account	115,255.49
	For Deposit	1,133.30
	Total	116,454.70
Reserves:		
	Emergency Reserve	20,000.00
	1/2 Yearly Budget	9,466.50
	Major Projects for 2020	90,000.00
	Total	119,466.50
	Available	-3,011.80
Assets and Liabilities		
	HOA Fees Ahead	4596.58
	HOA Fees Arrears	-4000.54
Committed Contracts:		
	Roofing (max estimate)	90,000.00
Monthly Income:		
	HOA fee from 33 units (\$88.90 each)	2,933.70
Special Assessment:		
	Special Assessment for the year/unit (\$504)	16,632.00
Monthly Liabilities:		
	Primavera Landscaping	450.00
	Houston Water Dept (<i>estimated</i>)	150.00
Annual Liabilities:		
	Post Office Box (<i>September</i>)	118.00
	Web Site (<i>December</i>)	110.00
	Electricity for Common Area Lights (<i>January</i>)	255.00
	Insurance (<i>February</i>)	1,750.00

 UNITED STATES POSTAL SERVICE® www.usps.com 180077824739 STAMP FULFILLMENT SERVICES 8300 HE UNDERGROUND DRIVE PILLAR 210 KANSAS CITY MO 64144-0001		BILL TO: LEWIS BALentine 9521 CLANTON STREET HOUSTON TX 77060		SHIP TO: LEWIS BALentine 9521 CLANTON ST HOUSTON TX 77060-1217		PKG #1 PAGE:1 SEQ # 4 9359270300 DATE:1/16/19 8:59:07 	
CUSTOMER #:		9196908856		ORDER #:		90039314-90039314	
SEQ #	ITEM #	PRODUCT DESCRIPTION	UNIT PRICE	QTY	AMOUNT	SHIPPING STATUS	
1	119704	Uncle Sam's Hat NDN FP	\$3.00	2	\$6.00	Shipped	
ORDER AMOUNT					\$6.00		
SHIPPING AND HANDLING					\$1.30		
PREVIOUS SHIPPING AMOUNT							
TOTAL AMOUNT					\$7.30		
AMOUNT PAID					\$7.30		
Some items may ship/charge separately.							
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