

Kempwood Villa Townhouses Association

BOD Monthly meeting, 10 Aug 2021

Location of Meeting: 9515 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at ___7:11___ 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	
Jhonny Toralva	9506	BOD Member	present
Julio C. Murillo	9538	BOD Member	present

A majority (5) of members present needed to form a quorum. ___7___

Minutes

Minutes of the physical HOA BOD Meeting, 13 July 2021: Approved as read without objection

Treasurer's Report: \$76,224.67 (\$2,555.37 arrears) Approved as read without objection

Old Business:

Soffit repairs:

9505 - hole at roofs on left side

9514 - hole at front right corner

9515 - possible small hole in the back on the right above the roof, metal flashing is pulling away from the wood in the front

9519 - "triangle" at the front left looks like it's separating, possible small hole in front on left at the adjoining roof

9523 - huge wasp nest in corner between siding and brick. Maybe whoever has the ladder can knock it down...??

9525 - possible small hole in front on left at the adjoining roof, huge hole on front right corner

9527 - trim coming away from edge above window on the left

9541 - small holes on both sides with the adjoining roofs. hardiplank of both sides at the bottom are coming off

9545 - board pulling away on the right at the front of the house

Have pictures but still need estimates

Lawyer for HOA Fee Collection

9530 has a large outstanding balance and it has not being brought current.

9539 has number maintance issues with the owners have failed to address

Quotes from several lawyers were obtained and it was decide to send a formal letter via certified mail to the owners of 9530 and 9539 prior to hiring a lawyer to take legal action.

Termite Inspection

Long Point inspected and property on 30 August 2021 ... have invoice, need report.

Parking along the fence

We need to come up with an application form and some kind of permit to be affixed to the vehicle.

The permit will need to be UV, water and abrasive resistant witht eh Unit number, Tag number and expiration date. Also need signs to put on the fence.

Grass burs (*cenchrus spinifex*)

get clarification from land landscaping company

Tree debris

general discussion ... next Tree debris collection is 24 September 2021

Blinking light in front of unit 9511

light has not been changed. Lewis has stated that he no longer is confident in his physical condition to change it out ... particular while the AC circuit is powered.

New Business:

Annual HOA Fee (<https://www.bls.gov/news.release/cpi.nr0.htm> = 5.4% ending June 2021)

Lewis: Motion to increase the HOA fee by 1.23% to \$1080.00 per year (\$90.00 per month)

Seconded by: Angela

Aproved without objection

Annual HOA Meeting (Prv: 24 Oct 2019), (*decision has not been made regarding Texas Night Out for 2021*)

Will again be postponed until next year do to COVID 19 Pandemic Surge.

Adjourn: 8:19 PM