

Kempwood Villa Townhouses Association

BOD Monthly meeting, 13 April 2021

Location of Meeting: 9527 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at 7:08 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

Agenda

Minutes of the physical HOA BOD Meeting, 9 March 2021: Approved as read

Treasurer's Report: \$74,692.25 Approved as read

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

Paving bids: Enterprise Commercial, LDC Paving, PaveCo

	Enterprise Commercial	LDC Paving	PaveCo Asphalt Paving
Point of contact	Clinton Ladd 713-319-8505	Shelby 832-407-0144	Bill Harrison 281-838-7661
Estimated asphalt repair area	165 SFT	250 SFT	N/A
Proposal validity	4/16/2021	N/A	N/A
Payment terms	Net10	Upon completion	N/A
Crack filling, seal coating, & striping	\$ 7,682.00	\$ 6,875.00	\$ 6,025.00
Asphalt overlay	\$ 6,365.00	\$ 2,499.00	\$ 3,500.00
Asphalt repairs (only as add-on) *	\$ 1,993.00	\$ 1,999.00	\$ -
Striping front visitor parking area	\$ -	\$ 500.00	\$ 325.00
Striping rear visitor parking area	\$ 25.00	\$ 500.00	\$ 325.00
Subtotal	\$ 16,065.00	\$ 12,373.00	\$ 10,175.00
Tax	\$ 1,158.88	\$ 217.43	
Total	\$ 17,223.88	\$ 12,590.43	\$ 10,175.00

Asphalt sealing: Bid from PaveCo for \$10,175 approved without objection.

Primavera freeze damage / mulch (MBS to request approval to fix up her front bed)

Trespassing Signage

New Business:

Blinking light in front of unit 9511

Adjourn: 8:12 PM