

Kempwood Villa Townhouses Association

BOD Monthly meeting, 21 Sept 2021

Location of Meeting: 9527 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at 7:10 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	
Douglas Herrera	9505	BOD Member	
Jhonny Toralva	9506	BOD Member	
Julio C. Murillo	9538	BOD Member	

A majority (5) of members present needed to form a quorum. 4

Minutes

Minutes of the physical HOA BOD Meeting, 10 Aug 2021: approved as read without objection

Treasurer's Report: \$71,001.00 approved as read without objection

Old Business:

Soffit repairs:

Still need quotes ...

KVTA 9530 HOA Fee Collection Letter:

Printed and signed, to be sent via certified mail 22 Sept 2021

KVTA 9539 maintenance issues:

Printed and signed, to be sent via certified mail 22 Sept 2021

Long Point Termite Inspection:

Inspected all buildings on the exterior. Also checked patios on today's inspection. There were several patios they still had dogs and or were locked I didn't have access to these patios. Around the perimeter of the front of the buildings no visible activity found on today's inspection there is several areas where the soil grading is too high also where there is abundant amount of vegetation and I am unable to inspect foundation.

Parking along the fence:

Work in Progress

Meribeth has acquired 6 signs (*metal, approximately 12 x 16 inches*)

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 with the Unit number, Vehicle Tag number and expiration date (*12 months maximum*). Lewis has suggested using adhesive backed vinyl printer media with a top coating solvent based marine spar varnish (*urethane*). He has the materials on hand and has committed to producing a test sample.

Grass burs (*Cenchrus spinifex*):

The quote received from the landscaping company seemed a bit high to the BOD. It was suggested that a first course of action be to acquire a consumer grade herbicide and sprayer from a local home and garden center. This would then be used to treat the problem areas (north side of the Cul-De-Sac) as soon as possible and then in early February and April of the year 2022.

Background Information:

The best method to prevent and control grass burs is to mow frequently and consistently. All weeds cannot tolerate mowing, which encourages grass and weakens weeds. Sandburs are extremely adverse to healthy thick strands of turf so practice the Best Management Practices for a good lawn: water infrequently but deeply, fertilize in late spring and fall with products rich in nitrogen and humates, and above all, mow frequently. Later in June and July when seeds develop on any remaining plants, catch clippings and dispose of them properly.

Pre-emergent herbicides are frequently prescribed to prevent bur seeds from germinating. They must be used in February and again in April because burs may germinate at different points in the season.

Post-emergent herbicides include the old selective standards such as 2,4-D and dicamba and the non-selective glyphosate. A natural, non-selective method is a combination of orange oil, strong vinegar and dishwashing soap. The formulation is 2 ounces orange oil, 1 gallon strong vinegar (18 percent or higher) and ½ to 1 ounce of dishwashing soap. Dicamba is a selective herbicide that kills broadleaf weeds but does not harm grass. In home use, it is used for killing invasive weeds (dandelion, clover, etc.) in the grass. Glyphosate, in comparison, is a non-selective herbicide. This means it kills every type of plant, including grasses.

Grass burs are typically a grassy, warm season (germinates in late winter) weed, but in Texas they can sprout several times a year. This is typically a grassy, warm season (germinates in late winter) weed, but in Texas grass burs may germinate in late winter, early spring, mid-spring and late summer.

Compare N Save 2,4-D Amine Salt Broadleaf Weed Control, Home Depot \$17.99 for 32 ounce concentrate

Concentrated formula mixes with water to treat up to 1 acre

Active Ingredient: 2,4-Dichlorophenoxyacetic acid

<https://www.homedepot.com/p/Compare-N-Save-32-oz-2-4-D-Broadleaf-Weed-Control-75311/203112354>

<https://www.raganandmassey.com/compare-n-save-2-4-d-amine-broadleaf-weed-killer.html>

https://en.wikipedia.org/wiki/2,4-Dichlorophenoxyacetic_acid

<https://www.epa.gov/ingredients-used-pesticide-products/24-d#:~:text=2%2C4%2DD%20is%20a,the%20growth%20of%20citrus%20plants.>

Ike's Sandbur and Crabgrass Preventer, Home Depot \$29.69 for 32 ounce concentrate

Concentrated formula mixes with water for up to 32 gallons of herbicide, active ingredient: Pendimethalin

<https://www.homedepot.com/p/32-oz-Sandbur-and-Crabgrass-Preventer-114310/316955764>

<https://ikesproducts.com/wp-content/uploads/2021/05/Sandbur-Crabgrass-Product-Label.pdf>

<https://en.wikipedia.org/wiki/Pendimethalin>

https://www3.epa.gov/pesticides/chem_search/reg_actions/reregistration/fs_PC-108501_1-Jun-97.pdf

HDX 1 Gal. Pump Sprayer, Home Depot \$9.97

<https://www.homedepot.com/p/HDX-1-Gal-Pump-Sprayer-1501HDXA/307766754>

Scotts 1 Gal. Multi-Use Sprayer, Home Depot \$15.97

<https://www.homedepot.com/p/Scotts-1-Gal-Multi-Use-Sprayer-190498/300259157>

Blinking light in front of unit 9511:

Julio volunteered to change it but injured his leg

Daniel Villagomez (9511) has agreed to shut off the breaker that powers the light

Several members of the board have agreed to meet Sunday (26 Sep 2021) morning and attempt replacement of the light if it is convenient Daniel to shut the circuit off at that time.

New Business:

Sprinkler Repair:

A proposal has been received from Primavera to repair some problems with the sprinkler system.

Replace leaking irrigation backflow (PVB).

Zone 4, - Repair broken irrigation lateral line.

Zone 3, 5, 7, 8 & 11 - Replace broken sprinkler spray heads.

Estimate Total \$845.48

Several board members expressed concern at the high cost of maintaining the sprinkler system.

Among other things is the need to replace sprinkler heads on a regular basis. There should be some manner to prevent these heads from being damage during routine landscape maintenance.

Letter to Owners:

Annual HOA Owners meeting postponed until 2022 due to surge in Covid 19 Pandemic

Annual HOA fee to be raised effective 1 Jan 2020

Parking reminder

Heavy Trash verses Tree Debris collection months reminder

Review previous Annual letters ...

Adjourn: 8:12 PM

Other News

There was an eight inch water main break under the KVTa private drive at the North East corner of the property on the morning of 14 September 2021. The Houston Water Department came out and repaired the break that day (*for inquiring minds, the main is about 6 feet deep*). That left areas in the asphalt paving that need to be repair. A repair order has been generated with the City of Houston but it might be several weeks before that damage is repaired. "*Houston 311 Notification of New Case COH:0777756*"