

Kempwood Villa Townhouses Association

BOD Monthly meeting, 9 November 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	X
Angela Stamps	9515	BOD Vice President	X
Megan Carpenter	9541	BOD Treasurer	X
Lewis Balentine	9521	BOD Secretary	X
Jack Gott	9530	BOD Member	Resigned
Lyndsay Sweeney	9534	BOD Member	X
Douglas Herrera	9505	BOD Member	
Jhonny Toralva	9506	BOD Member	X
Julio C. Murillo	9538	BOD Member	X

A majority (5) of members present needed to form a quorum. _7_

MINUTES

Minutes of the physical HOA BOD Meeting, 21 September 2021: Accepted with corrections

Treasurer's Report: \$69, 485.31 Accepted as reported

Old Business:

Soffit repairs: Still need quotes. General discussion. We have identified two possible vendors and they will both be queered for quotes. (*see attached list*)

KVTA 9530 HOA Fee Collection Letter: Certified Letter was lost by USPS. The letter needs to be updated, reprinted, signed and mailed again.

KVTA 9539 Maintenance Letter: Certified Letter was lost by USPS. Megan Carpenter reports that the problems have been addressed.

Letter to Owners: Megan and Meribeth are working on a redraft of the letter that went out last year. This needs to go out prior to 1 December 2021.

Parking along the fence, work in progress: Need draft of rule and application procedure. Vehicle must have current Texas Tag and Registration. The permit is only intend to be issued to relieve extreme hardship and will not intended to increase a resident's access to additional parking.

Grass Burs: work in progress, sprayer and herbicide have been acquired

Blinking light in front of unit 9511: done

Sprinkler Repair: Quote from Primavera approved. It was also suggested the HOA obtain an insulation bag for the back-flow valve after it is replaced: Example: <https://www.amazon.com/dp/B09GXRSXV2/>

New Business:

Enormous Water Bill Unit 9521: Status, resolved. The Houston Water Department corrected the bill. Residents should be aware that the residential service is nominal $\frac{3}{4}$ steel pipes and no more that 33,000 gallons can be forced through a new nominal $\frac{3}{4}$ steel pipe in 24 hours at residential service pressures.

Broken Water Line Unit 9514: Status, repaired by owner. Note that there was a conflict because the fence for unit 9510 had been relocated over the public utility easement and the corner post was resting on the service line for unit 9514. All owners should be aware that per their deed and the subdivision plat, they are NOT allowed to build or place any permanent structure, fence or plantings over the public utility easement at the rear of their property. Such action may make them liable for any damages and/or cause for the fence or structure to be demolished. Reference "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS for KEMPWOOD VILLA TOWNHOUSES", "ARTICLE XI, EASEMENTS: section 3:C".

Barking Dog Unit 9519: The current residents of unit 9519 keep a large dog in the back yard that barks all hours day and night. The animal is becoming a public nuisance. The owner of the unit is to be notified.

Adjourned: 8:28 PM

Soffit repairs (updated Nov 2021) :

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, separation north rear corner

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

9539 - hole on south front at roof intersection with unit 9537

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

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