

Kempwood Villa Townhouses Association

Board of Directors meeting, 13 Sep 2022

Location of Meeting: 9527 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at _____

Name	Unit	BOD Position	Present/Comment
Meribeth Shea	9527	BOD President	
Angela Stamps	9515	BOD Vice President	
Megan Carpenter	9541	BOD Treasurer	
Lewis Balentine	9521	BOD Member	
Jack Gott	9530	BOD Member	resigned
Lyndsay Sweeney	9534	BOD Member	
Douglas Herrera	9505	BOD Member	
Jhonny Toralva	9506	BOD Member	
Julio C. Murillo, Jr.	9538	BOD Member	
A majority (5) of the (8) active members needed to form a quorum: ____			

AGENDA

Minutes of the physical HOA BOD Meeting, 19 July 2022: corrections ?? Accepted without objections ??

Treasurer's Report: \$_____ (current balance) corrections ?? Accepted without objections ??

Old Business:

Soffit Repairs: Status ??? (Note that Sean's long fiberglass ladder is still resting against the south end of the west building 12 Sep 2022)

Grass Burs: Waiting for rainy weather to get grass mat. Spray additional herbicide ?
The monsoons arrived in early September

Parking Lot Patch Work: The city did not patch up the area around the access to the valve to turn on and off the main (*from last year's main break*). No action taken ...

HOA Annual Meeting:

Date: 19 October 2022, 6:30 to 7:30 PM

Location: Library on Corner of Gessener Road and Emmora Lane

HOA BOD Election:

Letter to HOA Owners and Residents: BOD Ballots (Proxy), Treasurers Report, Status Quo

Sprinkler repair: Primavera did eventually come out and do some repairs, however one sprinkler head is still cover by dirt from the recent sewer repair.

New Business:**Yearly HOA Fee Increase:**

Tabled for the July COA Report

Consumer Price Index Summary, August 10, 2022, 8.5 percent

<https://www.bls.gov/news.release/cpi.nr0.htm>

Unit 9539, Water Leak (SW Corner upper Floor):

Numerous emails have been going back and forth between the owner's Agent, Leigh Allen of The Seago Group, and KVTA BOD of Directors. Miss Allen is now requesting that the BOD effect repairs to the ceiling of the back bedroom.

"As discussed previously, our roofer was able to visit the property yesterday as your warranty vendor was not available until next week. The vendor has reported the following to us today: "We found 2 flashing issues but also noted that the shingles were in poor condition and recommended a replacement over repair. "

Our vendor did address the vent flashing issue as they it was easily repairable although it was completed prior to checking with me for approval. I expect that you will want to have your warranty vendor also inspect the shingles and other noted flashing issue, however, I do feel that this solidifies the claim we have brought to your attention regarding a roof leak issue and the resulting interior damages (at least partial) should be repaired by the HOA due to the leaking roof.

Here are there photos we received:"

It should be noted that it was obvious that none of the photos attached to the email were taken at the KVTA complex.

Report From Lewis Balentine 12 Sep 2022:

"First a few facts:

- 1) To safely access the roof a ladder that is at least 24 feet long is required (22 feet is insufficient).*
- 2) None of the roof vents for 9539 showed any signs of recent work, service or repair or unusual wear or deterioration.*
- 3) The shingles on the roof all appear to be in good condition. None show any signs of unusual wear or deterioration.*

At the junction between the roof deck of 9539 and the exterior wall of 9537 it appears that there may have been some rodent activity (squirrels or rats trying to eat through the Hardy Board siding). There was no evidence that they had made it through or penetrated the metal flashing. Out of an abundance of caution, debris was removed and the junction was filled with suitable caulking compound. "

Unit 9517, 10x12 Utility Shed:

Tenants in this unit installed a 10x12 foot utility shed in the back yard. They have been notified that it needs to be removed as it violates the KVTA HOA bylaws.

Adjourned: _____