

Kempwood Villa Townhouses Association

Board of Directors meeting, 10 Nov 2022

Location of Meeting: 9527 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at 7:25 PM

Name	Unit	BOD Position	Present/Comment
Meribeth Shea	9527	BOD President	present
Angela Stamps	9515	BOD Vice President	present
Megan Carpenter	9541	BOD Treasurer	present
Lewis Balentine	9521		present (<i>outgoing BOD Secretary</i>)
Jhonny Toralva	9506	BOD Member	present
Julio C. Murillo, Jr.	9538	BOD Member	
Lyndsay Sweeney	9534	BOD Member	present
Patricia M. Elkins	9533	BOD Member	present
Juan Artolla		BOD Member	
Jack Gott	9530	BOD Member	
A majority (5) of the (9) active members needed to form a quorum: <u> 6 </u>			

Minutes

Minutes of the KVTa ANUAL HOA BOD Meeting, 19 Oct 2022:

Accepted without objections

Treasurer's Report: \$88,097.65 (*current balance*)

Accepted without objections

Business:

Election of New BOD Officers:

Tabled until the next regularly scheduled meeting 12 January 2023.

NOTE: KVTa BOD meetings have been moved to the second Thursday of each month.

Traditionally no regular BOD meeting is held in December due to various schedule conflicts.

Letters to Owners:

A letter needs to be sent to KVTa owners in December. To be covered are the following:

Statement of Unit Account

HOA Fee increase effective 1 Jan 2023: \$1,116 per year or \$93.00 per month

New KVTa Board of Directors

HOA needs a copy of the Owners proof of Insurance

Renters/Tenants need to be made aware of the HOA Rules

Soffit repairs are on going

Trash and Recycling Schedule

Parking

Fire Safety

Letter was Sent by HOA Secretary to all owners in Early December

Light Pole 9513:

There is a pole behind unit 9513 that has exposed wires and a damaged light. This is a live electrical circuit. It needs to be repaired or removed.

Adjourned:

Date: December 5, 2022

From: Megan Carpenter
Treasurer
Kempwood Villa Townhouse Association
Post Office Box 430274
Houston, Texas 77243-0274

To: Unit Owner

Subject: **KVTA Unit 95__**
Invoice/Statement for KVTA Monthly Maintenance Fee
2023 Maintenance Fee Increase
General Housekeeping

Greetings from Kempwood Villa Townhouse Association!

Monthly Maintenance Fee Increase: At the 2022 annual meeting KVTA (Kempwood Villa Townhouse Association) board members voted to set the HOA Maintenance Fee to **\$1,116** per year or **\$93.00** per month effective 1 January 2023. The fee is due on the first day of the month. A late fee may be assessed after the tenth day of the month. Late fees are \$15 for the current month plus 10% of the outstanding balance over 30 days old. See the attached statement for your unit's account. If you know of or find any discrepancy, please inform me as soon as possible at treasurer@kempwoodvillata.org.

Projects: Soffits were checked, and repairs were made to any holes that were found. We are going to begin getting bids to have the paint redone on any units with wood on the exterior.

Fire Safety: One of our units had a small house fire this year after the bathroom fan was left on after the motor had gone out. We wanted to let everyone know about the risk of fire with the older motors so that it doesn't happen to anyone else. It is recommended to check your fire alarms to make sure they are in good working order. If your unit does not have fire alarms, the Houston Fire Department provides 10 year "worry free" smoke detectors to all Houston area homeowners. <https://houston.tx.gov/fire/safetyinfo/smokedetectors.html>

Home Insurance: All units are required to have full home insurance, not condo insurance. KVTA HOA needs a copy of every unit's insurance policy to keep on file.

Trash/Recycling Pickup: Please remember to put your trash/recycling cans out Thursday afternoons and take them back to your units by Saturday morning. Please refer to the website to keep track of the correct collection weeks (we are Schedule A). http://www.houston.tx.gov/solidwaste/Recycle_Cal.pdf. Tree and heavy trash pick up happens

the 4th Friday of the month. Tree waste is collected on ODD months and heavy trash is collected on EVEN months. <http://www.houstontx.gov/solidwaste/treewaste.html>

Parking: Visitors are to use visitor parking spots. Owners and renters should park in their personal covered parking. No one should park along the fence. Due to continued violations and disturbance to neighbors, towing will be enforced at the owner's expense. An outline of the parking guidelines is attached to this letter.

We had our annual meeting in October 2022. Your newly elected board is below. Officer elections will take place at the January board meeting.

President: Meribeth Shea
Vice-President: Angela Stamps
Treasurer: Megan Carpenter
Member: Julio Murillo
Member: Jhonny Toralva
Member: Lyndsay Sweeney
Member: Jack Gott
Member: Patty Elkins
Member: Juan Artola

If you have any questions, concerns, or comments, please contact bod@kempwoodvillata.org.

Thank you,

KVTA Board