

Kempwood Villa Townhouses Association

Board of Directors meeting, 23 June 2022

Location of Meeting: 9527 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at 19:17 PM

Name	Unit	BOD Position	Present/Comment
Meribeth Shea	9527	BOD President	X
Angela Stamps	9515	BOD Vice President	X
Megan Carpenter	9541	BOD Treasurer	X
Lewis Balentine	9521	BOD Member	X
Jack Gott	9530	BOD Member	resigned
Lyndsay Sweeney	9534	BOD Member	X
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: 5			

MINUTES

Minutes of the physical HOA BOD Meeting, 10 May 2022: Accepted without objections

Treasurer's Report: \$87,023.82 (*current balance*) Accepted without objections

Old Business:

Soffit Repairs: Status (\$3,200) ??? Latest note from Megan (19 July 2022):

Just heard from Sean. The 2 projects he has going on have issues (they found mold and broken pipes in the bathrooms!) so we are about a week and a half out. I can reach out to him again late next week to see how things are going on his end.

Grass Burs: Status: Spray more, wait for fall to for seeding

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*).

HOA Annual Meeting:

Date: 18 October 2022

Location: Library if Available (*Library for meeting- it's still too far out to book*)

HOA BOD Election:

Letter to HOA Owners and Residents:

New Business:

Sprinkler repair: Approved via email.

There was an active leak at 9514. I turned the sprinklers off and eddy turned the system off at the main valve. Primavera's person is out with COVID, but they'll try to have it fixed soon!!

Flashing light by 9529:

Houston Empire Electric came out and fixed it. \$430 for a new light and replacement, but at least it doesn't flicker anymore.

Adjourned: 8:30 PM