

# Kempwood Villa Townhouses Association

## Board of Directors meeting, 9 Aug 2022

Location of Meeting: 9527 Clanton Street, Houston, Texas

Meeting called to order by Meribeth Shea at 7:09 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	BOD Member	present
<del>Jack Gott</del>	<del>9530</del>	<del>BOD Member</del>	<del>resigned</del>
Lyndsay Sweeney	9534	BOD Member	present
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: ____			

## Minutes

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

**Treasurer's Report:** \$87,020.93 (*current balance*) Accepted without objections

### Old Business:

#### July Sewage emergency:

During the month of July there was a problem with the sewage vbacking up for unit 9539 and seeping up throught the ground creating a health and welfare issue for all the residents of the KVTA units. The KVTA BOD Secretary declared this to be an emergency and authorized the repair of sewage leak by Juan Jose Coronel. The repairs we completed 27 July 2022.

The leak turned out to be caused by a build up of 'sludge and grease' at a point approximately 6 feet east of the sidewalk. A major contributor to this problem was the fact that the branch line had been improperly laid with a bend in the line. That bend also occurred at a low spot. That ABS bracnch line was replaced with nominal 4 inch PVC pipe from a point near the sidewalk to the point where it goes to a vertical drop to the complex main line. The new line uses a proper 45 degree elbow at the end to avoid having to bend the line. It was also laid such that there is a constant slope to the end of the line.

#### For the record:

The city of Houston Sewer Manhole cover is located in front (west) of KVTA Unit 9503. The main "south to north" sewage line is approximately 10 feet 9 inches west of the front wall of KVTA unit 9511. It is buried 8 feet deep in the ground. The original branch service lines are 4 inch nominal diameter ABS pipe.

The active sprinkler ""north to south" line 15 feet west of the front wall of KVTA unit 9511. The PVC pipe and wires are buried 10-12 inches in the ground. The blue 8 conductor CAT 6 LAN line laid along side the sprinkler line is NOT active.

The The KVTA BOD Secretary request that the KVTA HOA BOD formally approve the expenditure of \$3,400 for this repair.

**Unanimously approved without objections.**

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)*.

**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:**

Marybeth asked if anything was needed in the letter other than:  
BOD Ballots (Proxy), Treasurers Report, Status Quo

**Sprinkler repair:** Approved via email (\$523.58).

Primavera Landscaping, Inc. has failed to carry out the needed repairs in a timely manner. The grass is dying and there is no point to mowing it any more. Board member Lewis Balentine proposes:

- 1) Notify Primavera Landscaping, Inc. that their contract to repair the the sprinkler system is terminated due to failure to perform the work in a timely manner.
- 2) We should also notify them to cease mowing the grounds until grass has recovered.
- 3) In future, during the months of June, July, August and September the grass should be cut no lower than 4 inches (10 centimeters). This helps it tolerate drought conditions.

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>

**Adjourned:** 8:34 PM