

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday, June 12, 2019

Crest Management 17171 Park Row Ste 310, Houston, Texas 77084

DIRECTORS PRESENT IN PERSON or BY TELEPHONE:

Elaine Dyson, President, Laura Jones, Vice President, Brian Hefty, Treasurer, Sharon Swanson, Secretary and Donna Haines, Director

ALSO, PRESENT:

Lindsey Hall-Wikenczy, CMCA®, AMS® with Crest Management Company

CALL TO ORDER

With notice properly served and quorum duly established, the meeting was called to order at 6:30 PM.

APPROVAL OF MINUTES

Upon motion made and duly seconded, motion carried to unanimously approve the minutes, as presented, from the May 8, 2019 meeting.

FINANCIALS

Management reviewed the May 31, 2019 financials. Total cash was noted at \$348,638.99. Total outstanding assessments for 2018 is \$8,746.49 and 2019 is \$30,830.53. The Income Statement for the same time period reflected the Association's YTD expenses were \$156,083.00 compared to the YTD Budget of \$138,353.00.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** Director Swanson reported applications are coming in very slowly.
- **LANDSCAPE & IRRIGATION:** Director Haines reported a recent bee treatment has damaged/killed several flowers at the entrance. As a result, IMS Landscape has agreed to replace all plants that were affected. In addition, aeration has been completed and the condition of the South Side is being examined.
- **SECURITY:** Director Dyson reported the community has been quiet; however, there are still an issue with car break ins.
- **TRASH SERVICE:** Director Swanson reported there is still inconsistencies with the trash and recycling pickups and is hoping to have a resolution after the Board meets with Texas Pride in July.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** Director Jones requested an ETA for the alley improvements.
- **TREASURER:** Director Hefty requested an ETTA on the Audit and Tax Returns.

RATIFICATIONS

Pursuant to the authority granted to the Directors in Article 1396-9.10 of the Texas Non-Profit Corporation Act, to act by majority written consent without a meeting. Upon motion made, duly seconded, motion passed to hereby approve and confirm the following actions of said corporation:

- McKenna Contracting: Wall Lighting, \$1,625.00
- IMS Landscape: North Side Plants. \$169.21

NEW BUSINESS

Upon motion made and duly seconded, motion passed to accept the actions, as stated below for the following matters:

- o Irrigation Repairs, IMS Landscape: \$819.26 - Approved
 - Several Proposals to be returned for further clarification
- o Fee Waiver Request: Account 2110104018 – Approved
 - Waive finance charges only once all hard costs have been paid in full by the end of August.
- o Review Documents and Process to Amend the Declaration Regarding Leasing - Tabled

Schedule of Next Meeting – July 10, 2019 at 6:30pm.

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded with Executive session. Upon the adjournment of Executive Session at 8:20 p.m., list the following results:

ATTORNEY STATUS REPORT

The Board was provided the most recent status report from Holt & Young. The Board authorized Holt & Young to proceed with additional legal action for all accounts that legal is requesting permission to proceed with.

DEED RESTRICTION ENFORCEMENT ACTIONS

Upon motion made and duly seconded, motion passed to forward the following accounts to the Association's Attorney for further action:

- | | |
|------------|---|
| 2110511008 | Repair/replace broken mailbox |
| 2110307006 | Replace plastic mailbox with one that meets the Community Standards |
| 2110103008 | Store miscellaneous items out of view: HOLD until June 2019 |

Upon motion made and duly seconded, motion passed to put the following accounts on hold until after the August 2019 meeting due to the homeowner requesting a hearing:

- | | |
|------------|--|
| 2110305015 | EMR denied for front door, homeowner is required to resubmit |
|------------|--|

HOMEOWNER FORUM

There were no homeowners in attendance for this meeting.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 8:25 p.m.



Authorized Signer

07/10/19

Date