

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday May 23rd, 2023

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Sharon Swanson, Charlie Menefee, Anthony Choueifati, and Javier Chavez in person. Justin Wilson and Dan Bonner virtually. Caryn Craig was not present.

HOMEOWNERS PRESENT

There was one homeowner present in person.

ALSO PRESENT

Blanca Galvan, CMCA, AMS, representing Crest Management Company

CALL TO ORDER

With notice properly served and quorum duly established, the meeting was called to order by Director Craig at 06:33 pm

Choueifati

APPROVAL OF MINUTES

The Board reviewed the April 25th, 2023, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

February 28th, 2023, financials were presented to the Board for consideration. Ms. Galvan and Director Bonner provided a summation of the balance sheet which included \$550,590.75 in the operating, \$51,186.29 in the accounts receivables leaving a total equity in the association at an estimated \$631,116.04. The Income and Expense Statement was reviewed with no questions.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

No actions taken.

EXECUTIVE SESSION SUMMATION

At the April meeting Board of Directors reviewed all delinquent accounts, deed restriction violations, and legal status reports.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

Irrigation:

The irrigation report was presented to the Board by Brightview along with a bid for repairs needed. A motion was made, seconded, and passed to approve the invoice for \$624.88

Landscape Maintenance:

Grass is not growing on the esplanades due to the trees. Need to check when was the last time the esplanade trees were trimmed. The Board would like to open it up to the volunteer committee for any ideas on what can be done as far as ground cover in the esplanades. The NE bed where the car wrecked needs to be monitored to make sure the plants survived. The Board discussed a request by a homeowner to trim trees that are overhanging into his yard. The Board will go out and assess the situation and see what needs to be done. A reminder also has been set for the contract expiration date and possibly looking at contract bids.

Next Irrigation Inspection:

Will be scheduled for June.

SECURITY COMMITTEE- Director Swanson reported:

Security:

Have not sent out the Beat report for this month yet however there has not been any new issues reported. A homeowner present explained a situation that happened involving his son where the constables were called out to his house and was told the POA sent them. Director Swanson explained the POA does not dispatch the constables. She explained that while the constables might not be the best situation and security is a work in progress and the Board is open to ideas on other security options.

Walls, Alleys, Sewers, and Lights:

A bid came in from Five Star Remodeling to repair the electrical boxes for the wall lights. The Board tabled the matter to have more time to discuss the issue and options since the bid just came in today.

Volunteers:

The flags will be put out on Thursday June 25th.

MANAGEMENT REPORT-

- Ms. Galvan summarized the Violation Report, Homeowner Communication Log, and ACC Application report.

OLD BUSINESS

- Fence Policy: This matter has been put on hold pending attorney feedback.
- AirBnB/Rental Properties: This matter has been put on hold pending attorney feedback.
- Declining Quorum: This matter has been put on hold pending attorney feedback.

NEW BUSINESS

- Trailville Bern Entrance: The Board discussed the Berm entrance at the end of Trailville and how its causing an issue to the neighbors. Cars constantly drive in and out killing the grass and making more mud that slides down to the neighboring properties. There is currently a bid to put a large curb there to prevent cars from driving on it. The Board asked Ms. Galvan to reach out to the office of Marilyn Nan.
- Alleyway Address Markers: Ms. Galvan pointed out how difficult it was to inspect the alleyways since a lot of homes do not have address markers. After discussion the Board concluded the best way to approach this is to send an eblast encouraging homeowners to put up address markers. The Board will come up with certain guidelines which would not require ACC approval.

HOMEOWNER OPEN FORUM

There were no comments from the Homeowners.

NEXT BOARD MEETING DATE

May 23rd, 2023

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session.

EXECUTIVE SESSION

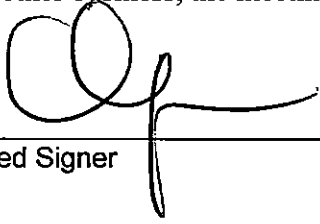
The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.

Adjournment to Open Session:

The Board unanimously approved for accounts with a balance greater than \$1000 to be sent to the attorney for collections and accounts with a balance over \$500 but under \$100 to be send a final demand letter.

Adjournment:

With no other business, the meeting adjourned the meeting at 7:50 pm

A handwritten signature in black ink, consisting of two large loops followed by a horizontal line and a vertical stroke.

Authorized Signer

6/26/2023
Date