

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERS  
FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.  
FEBRUARY 27, 2014**

The meeting was held at BridgePoint Bible Church, 13277 Katy Freeway, Houston, TX 77079 and was called to order at 7:00 p.m. by President, Andy Nunmaker.

A quorum was confirmed by the Association's management company, Crest Management. Mr. Nunmaker welcomed the attendees.

Mr. Nunmaker explained the purpose of the meeting being to have the annual meeting of the members of the Association as required under the Association's bylaws and to elect directors.

There were four directors to be elected to fill expiring positions for a two-year term and there were four proposed candidates to fill those positions on the official Association ballot, James Ainsworth, Brian Hefty, Richard Ogrin and Charles Sandel. Mr. Nunmaker asked each candidate to introduce themselves to the members. Mr. Nunmaker asked if there were any floor nominations and there were none. A motion was made by Fred Coveler that the four named candidates therefore be deemed elected to the Board by acclamation. The motion was seconded by Stephanie Quade and approved by the members. There being no objection, Mr. Nunmaker congratulated the new members on their election.

Mr. Nunmaker then introduced the current members of the Board of Directors.

Mr. Nunmaker also discussed the two Town Hall meetings held this past year.

It was requested that the distributed minutes of the prior Annual Meeting, held on February 28, 2013, be approved. A motion to accept the minutes as written was made by Fred Coveler, seconded by Stephanie Quade and approved by the members.

Fred Coveler, board member and Treasurer of the Association, reviewed the audited financial statements for 2013 that had been prepared by Elaine Combs, CPA and auditor for the Association. Mr. Coveler also reviewed the 2014 Annual Budget and answered members' questions. Mr. Coveler then gave details regarding certain expenses, the voluntary security contributions, and the Fleetwood Festival funds.

Mr. Nunmaker stated that the Board had met its main goals for 2012 and 2013; to refund the excess Special Wall Assessment remaining funds to the homeowners and to revise the Bylaws of the Association and was pleased to report that both goals had been met. Additionally, he reported that several policies of the Association had been revised to meet the requirements of new Texas laws and that the revised Architectural Control Guidelines and Application Form had been prepared, reviewed and mailed to every resident in Fleetwood.

Mr. Nunmaker discussed the alley ownership and disrepair situation and stated that the Association had decided it had no choice but to take on the responsibility of repairing/replacing the concrete alleys as needed. Mr. Coveler reported that while the Association does have some cash reserves that could be allocated to this purpose, the need for a special assessment may well arise in the future.

Several members posed questions that were answered by Mr. Nunmaker, Mr. Coveler and Ms. Weller, Board member and Director responsible for security.

There being no further business to be transacted, the meeting was adjourned at 8:15 p.m..

Respectfully submitted,

  
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Gary Muslin, Secretary

Approved at Members Meeting held on March 11, 2015.