

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Tuesday, February 9, 2021

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE: Donna Haines, Caryn Craig, Sharon Swanson, Brian Hefty, and Dan Bonner.

ALSO, PRESENT: Jessica Loving, CMCA (Certified Manager of Community Associations) representing 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 from the January 12, 2021 meeting.

HOMEOWNER INPUT

No homeowners present.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** Director Swanson reported in the past month there were 11 applications submitted. Out of the 11 applications; 8 were approved, 2 were denied and 1 was awaiting a decision.
- **LANDSCAPE & IRRIGATION:** Director Haines provided her report prior to the meeting. Her report is as follows:
 - 1/19: Cul-de-sac and Fleetwood Oaks Alley Tree Trimming was completed.
 - Overall poor work product continues, asked Michael Henk and CC: Ryan Powalisz requesting inspections after every service until consistently acceptable.
 - 1/19 Leaves not blown off N&S front esplanades and picked up.
 - 1/20 Crew observed blowing leaves from esplanades onto Memorial.
 - NE Monument bed leak has returned (line break from meter to back flow)
 - 2/3 1-29 service.... weeding not done; border rocks not reset horizontally.
 - Irrigation inspection- green pipe left exposed; flowers trampled.
 - January irrigation inspection:
 - Bid for extra work to be revised to include notes on all zones and specify where repairs are needed.
 - Revised Bid recommended for approval.
 - Have asked Michael to get us back on a regular irrigation inspection schedule and he has furnished dates for the year.
 - February Service Dates: 2/12 (includes alleys) and 2/26
 - Next irrigation inspection: 2/26
 - Spring color change in March-a Petunia mix
 - Management will check on the following: Reimbursement status for entrance rock damage, license plates for landscapers, and missing plat maps. (Section 1 and Section 4)
- **COURTESY OFFICERS:** Director Craig reported there has been an increase in street racing along Memorial Drive. Due to a recent incident, she is encouraging homeowners to lock their doors.

- **TRASH SERVICE:** Director Swanson reported that Texas Pride will no longer place bags in the median. They will resume using the large green bins to move trash around. No reports on missed service this month.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** No Reports. Requested bids for alley repairs. Management will secure three bids.
- **TREASURER:** Since the complete December financials were not available, Director Hefty discussed the bids provided for Tax and Audit Services. Stated since the association signed a 2-year contract, will remain with Canady and Canady. But instructed management to communicate the importance of the turnaround time and ensuring the proper information is placed in the Audit.

FINANCIALS

Financials unavailable this month

2020 COLLETION

No Collections Report this month.

Fleetwood POA (Property Owners Association)

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BUSINESS

- **Annual Meeting Notice Verification:** Upon motion made and duly seconded, motion passed to approve the Annual Meeting notice.
- **Parking and Towing Policy:** Upon motion made and duly seconded, motion passed to approve the parking and towing policy draft without the verbiage for parking in the alley.
- **2021 Tax and Audit Services:** Upon motion made and duly seconded, motion passed to use Canady and Canady for tax and audit services.
- **Declaration Amendment:** Upon motion made and duly seconded, motion passed to approve the Declaration Amendment verbiage change and send out to homeowners.
- **Brightview Irrigation Repair Estimate:** Upon motion made and duly seconded, motion passed to approve the Irrigation Estimate in the amount of \$927.38.
- **Foreclosure and Enforcement Actions:** Upon motion made and duly seconded, motion carried to approve management to proceed with Final Demand letters for the following accounts: No accounts at this time.

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded into Executive Session. Upon the adjournment of the Executive Session at 7:45 p.m., list the following results:

ATTORNEY STATUS REPORT

The board was provided the latest status report for Holt and Young and Gregg and Gregg

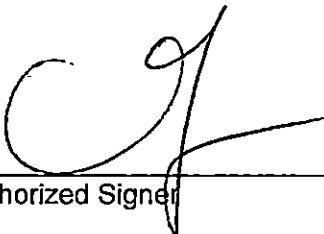
DEED RESTRICTION REPORT

The board was provided the most recent deed restriction report.

Next Meeting Date – March 9, 2021 at 6:30pm.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 8:04 p.m.



Authorized Signer

3/9/2021

Date