

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. TUESDAY OCTOBER 22, 2024

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Jen Gresley, and Anthony Choueifati in person, Sharon Swanson, Justin Wilson and Andrea Kunkel virtually.

HOMEOWNERS PRESENT

There were four homeowners present virtually.

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 Ms. Galvan at 06:30 pm

GUEST SEAL SECURITY:

Erica Rocha and Mr. Quijones with Seal Security were present to answer questions from the Board. The topics discussed were: ability to detain and call law enforcement for arrests. Proactive manner of looking for crimes being committed. One phone number is assigned to the client and that number can be used anytime whether there is an officer on duty. Flexibility with shifts. Reports provided to the client. And their ability to integrate with the Flock cameras.

APPROVAL OF MINUTES

The Board reviewed the September 24, 2024, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

Ms. Galvan presented the end of August financials. She noted there were \$5440,232.42 total in the Cash accounts and CD's. She noted there are still \$10,745.86 in unpaid 2024 dues, but all those accounts have been turned over to the attorney for collections. She reviewed the income statement.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

- No actions were taken between meetings

EXECUTIVE SESSION SUMMATION

A summary of the September 124th executive session was given.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

- Director Swanson reported the alleys have not all been cleaned up yet. Ms. Galvan is to follow up with Brightview on this.

SECURITY COMMITTEE-

- Director Gressley reported the association is looking at other options for security. She will do another open records request to see if things have changed with the new deputy and report back to the Board. She is considering surveying the community to find out their thoughts on the change to private security.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

- Ms. Galvan noted that Marywood has completed a legal opinion stating the walls belong to the homeowners, but they are not sending notices for them to repair their walls. The attorney has already sent letters to all the Marywood homes that back up to the alley, putting them on alert that they need to maintain their walls.

VOLUNTEERS:

- Nothing to report.

Violation Report:

- Nothing to report.

MANAGEMENT REPORT

- Ms. Galvan gave a summary of the Violation Report, Homeowner Communication Log, and ACC Application reports.

OLD BUSINESS.

- The Board is still working on the fence addendum.

NEW BUSINESS

- 2025 Budget: The Board reviewed the 2025 preliminary budget. Ms. Galvan noted they had received the price adjustment letter from Texas Pride so that number needed to be updated. After discussion a motion was made, seconded, and carried to approve the 2025 Budget
- 2025 Assessment: After discussion a motion was made, seconded and carried to increase the assessment by 5% bringing it up to \$936.

OTHER BUSINESS

- Ms. Galvan presented the audit representation letter from the CPA. The board unanimously agreed to approve the letter.

HOMEOWNER OPEN FORUM

- Mr. Green stated his appreciation for the Board and all they do. He stated he enjoyed hearing the Q&A with Seal Security and he votes for the Board to make the decision.
- Another homeowner spoke up as well to thank the Board for the great job they are doing in the Seal Security Q&A and also agrees no survey is needed, it should be up to the Board.

NEXT BOARD MEETING DATE

November 26, 2024

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session at 7:15pm

EXECUTIVE SESSION

- The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.
- The Board asked Ms. Galvan to waive all balances of \$15 and under.

ADJOURNMENT

- There being no further business to discuss, a motion was made to adjourn back into open session at 8:20pm

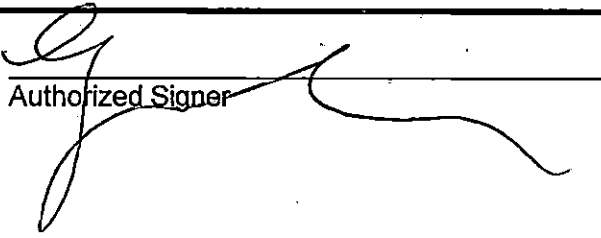
ADJOURNMENT TO OPEN SESSION:

- No actions needed at this time.

ADJOURNMENT:

With no other business, the meeting adjourned the meeting at 8:20 pm

Authorized Signer

A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to start with a large 'L' or 'J'.

Date

11/14/24