

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

**MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
at 6:30 P.M. Wednesday, January 9, 2019
Crest Management 17171 Park Row Ste 310, Houston, Texas 77084**

DIRECTORS PRESENT IN PERSON or BY TELEPHONE:

Elaine Dyson, President; Donna Haines, Vice President, Brian Hefty, Treasurer (Teleconference) and Laura Jones, 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 6:35 PM.

APPROVAL OF MINUTES

Upon motion made and duly seconded, motion carried to unanimously approve the minutes, as presented, from the December 12, 2018 meeting.

HOMEOWNER FORUM

3 Homeowners were in attendance. The Board and Management addressed questions regarding Deed Restrictions, 2019 Annual Meeting and Board Positions. One resident asked the Board to consider increasing the number of positions from 5 to 7. The Board carefully reviewed this request and determined there was no reason to increase at this time.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** Director Swanson was not in attendance to provide a report.
- **LANDSCAPE & IRRIGATION:** Director Haines advised irrigation repairs should be the 1st priority before any beautification is started. At the request of Ms. Haines, a meeting will be scheduled with I.M.S., Management and herself to discuss the recent proposals received as further information is needed before the Board can approve the improvements.
- **SECURITY:** Director Dyson reported there were a couple thefts since the December 2018 meeting. All matters have been reported to Law Enforcement and are presently being investigated.
- **TRASH SERVICE:** Director Swanson was not in attendance to provide a report.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** Director Jones requested proposals be obtain to power wash the brick wall that aligns with Memorial Dr along with obtaining an assessment and proposal to repair any alley damage.
- **TREASURER:** Director Hefty advised the Association is financially sound and working within the adopted budget. At the request of Mr. Hefty, Management shall obtain confirmation from Canady & Canady that the Audit from 2018 and Tax Returns were completed.

FINANCIALS

Lindsey Hall-Wikency reviewed the Preliminary December 31, 2018 financials. Total cash was noted at \$329,749.95. Total outstanding assessments for 2018 is \$15,381.63. The Income Statement for the same time period reflected the Association came in under budget for 2018.

NEW BUSINESS

IRRIGATION PROPOSALS: I.M.S. Landscape Services submitted several proposals for irrigation maintenance and Cul-de-Sac improvements for the Board to review. Upon motion made and duly seconded, motion carried to unanimously approve to approve the proposal: "Crossroads Dr" in the amount of \$1,106.04. The remaining proposals were tabled as Ms. Haines has requested a meeting with I.M.S. Landscape Services to further discuss plant options.

MUTUAL of OMAHA SIGNATURE CARD: The Board was advised the Signature Card for Mutual of Omaha needed to be updated. Board members that attended the meeting in person completed their portions. Ms. Dyson stated she would obtain the information from the Board Members not in attendance and return the completed document to Management.

2019 ANNUAL MEETING OF THE MEMBERSHIP: The Annual Meeting of the Membership will be held on February 28, 2019. Wolfe Elementary has been contacted for the reservation, at this time Management is awaiting confirmation of the reservation. The terms presently being served by Director Haines and Director Swanson are expiring; however, both Directors have confirmed they would like to be placed on the ballot.

Schedule of Next Meeting – February 13, 2019 at 6:30pm.

Adjourn to Executive Session at 8:45 p.m.

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded with Executive session. Upon the adjournment of Executive Session at 9:00 p.m., list the following results:

ATTORNEY STATUS REPORT


The Board was provided the most recent status report from Holt & Young. No action was required at this time.

DEED RESTRICTION ENFORCEMENT ACTIONS

There was one property for review, Acct 2110102011. This property presently has a broken decorative window panel on the garage. Upon motion made and duly seconded, motion passed to put this matter on hold until April 2019.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 9:05 p.m.



Authorized Signer

3/13/19

Date