

# **FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.**

## **MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**at 6:30 P.M. Wednesday October 24, 2023**

**17171 Park Row Dr. Ste 310 Houston, Texas 77084**

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### **DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM**

Caryn Craig, Anthony ChouEIFati, Sharon Swanson in person, and Dan Bonner virtually.

### **HOMEOWNERS PRESENT**

There was one homeowner on 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 Director Craig at 06:30 pm

### **APPROVAL OF MINUTES**

The Board reviewed the September 26, 2023, minutes. A motion was made, seconded, and carried to approve the minutes.

### **FINANCIALS**

September 30, 2023, financials were presented to the Board for consideration. Director Bonner provided a summation of the balance sheet which included \$417K in the operating account. All of the revenue for the year has been collected and there is approximately \$40 in accounts receivables with approximately \$27k being legal fees. There is currently a surplus of about \$64k and he is hopeful the year will end with a surplus of about \$45k.

### **ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS**

None

### **EXECUTIVE SESSION SUMMATION**

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

### **COMMITTEE REPORTS**

#### **LANDSCAPE COMMITTEE:**

Tree trimming was underway this past week for Crossroads and the cul-de-sacs, as well as alleyways off Memorial.

A vendor from Brightview will be taking care of the backflow valve in order to be in compliance with the city.

Irrigation report was turned in, looks good with no issues.

Will be going out for pricing to remove two dead trees on the property; have one bid so far from Brightview.

Brightview will be updating the plants at the entrance ways.

There are lots of trees hanging low on Crossroads both sides, can we send letters to homeowners asking them to trim them back.

#### **SECURITY COMMITTEE-**

The Constables have not found a replacement for Deputy Gallo; she will stay on until they do.

No major issues have been reported.

#### **Walls, Alleys, Sewers, and Lights:**

In the Walkwood alley there is a section of brick wall that separates Fleetwood from Marywood that is buckling and could come down at any moment. We don't know if there is something pushing on it from the other side. Will try to get drone footage. Will also talk to Marywood manager to find out who owns that wall.

**Volunteers:**

Nothing to report.

**MANAGEMENT REPORT-**

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

**OLD BUSINESS**

- Airbnb/Rental Properties: The Board reviewed the Short-Term Rental Amendment. After discussion a motion was made, seconded, and carried to approve the Amendment.
- Amended and Restated Bylaws: There was some question about how the declining quorum was written and it wasn't very clear. This was put on until we get clarification from the attorney.
- Fence Policy: On Hold pending review by Directors Craig and Swanson

**NEW BUSINESS**

- Annual Meeting Details: The Board discussed the Annual Meeting. It will be scheduled for Feb 22<sup>nd</sup> or 29<sup>th</sup> depending on when the school is available. There are 4 members up for re-election.
- Trash Update: Texas Pride is giving the association 4 weeks to get at least 10% of the homeowners to sign up for individually billed recycling. It was brought up that a committee should be formed to go out and solicit homeowners to sign up.

**HOMEOWNER OPEN FORUM**

There were no questions from any of the homeowners.

**NEXT BOARD MEETING DATE**

November 28<sup>th</sup>, 2023

**ADJOURNMENT**

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session at 7:09pm

**EXECUTIVE SESSION**

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

**Adjournment to Open Session:**

A motion was made, seconded, and approved to send account 2110503038 to the attorney for deed restriction enforcement.

**Adjournment:**

With no other business, the meeting adjourned the meeting at 7:33 pm

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Authorized Signer

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Date

11/28/2023