

Fleetwood POA
Board of Directors Meeting
July 10, 2012

Board Members in attendance were:

Andy Nunmaker	Gary Muslin
Stephanie Quade	Lourez Bullock
Buddy Morgan	Arnold Milton
Richard Ogrin	Fred Coveler

Barbara Riley represented PCMI

At 6:30 p.m., visitor, Chris Culberson, a Fleetwood West resident made a presentation on security cameras for the entrances to Fleetwood. The estimated cost for a 4-camera systems is approximately \$11,800.

With all Directors present, the meeting was called to order at 6:30 P.M.

President Andy Nunmaker addressed the Board regarding several topics.

1. Mr. Nunmaker requested Stephanie Quade to prepare a recap to be included in the next issue of the Newsletter, addressing the most significant changes made in the First Amended and Restated Bylaws that will be voted on by the Members.
2. Mr. Nunmaker has been in communications with the President of the Memorial Thicket association. Memorial Thicket has requested that Fleetwood POA submit a letter of support to Skanska, and asked for permission to install signs at the Fleetwood entrances. A motion was made, seconded, and passed to grant Memorial Thicket permission to install signs in the entrance esplanades. Mr. Nunmaker will prepare the requested letter of support.
3. The search for a volunteer to take over the website and newsletter is on-going, with no volunteer stepping forward as of this date.
4. Mr. Nunmaker reported that he has signed up several volunteers to serve on the Memorial Drive Sidewalk Focus Group.

7:00 Resident, Johnell Collins arrived 30 minutes late for her scheduled time to address the Board. Mr. Nunmaker temporarily suspended the meeting to allow Ms. Collins to address the Board. Ms. Collins discussed a notice of deed restriction violations she recently received, and stated that she does not believe there are any violations on her property. Ms. Collins agreed to remove the string that she has installed along the curb at the front of her home.

7:05 The Board meeting was commenced again, and the Minutes of the June 2012 were reviewed by the Board. There were several errors and omissions that needed to be corrected, and Barbara Riley was requested to correct the errors, and have revised minutes ready for the August meeting.

The following Committee Reports were then presented:

Architectural Control: Lourez Bullock reported that she had received three requests in the last month, and all were approved.

Bylaws, Policies, Contracts and Legal Liaison: Stephanie Quade reported that the draft of the Bylaws was included in the Notice of Special Meeting which has been sent to the members. Ms. Quade reported that she has been in contact with the attorneys representing the Association in the two pending lawsuits and will present a report in the Executive Session.

Community Liaison, Newsletter & Website: Mr. Nunmaker reported that he has spoken to several residents and has not yet found a volunteer to take over the tasks of the Website and Newsletter. Ms. Quade reported that she has scheduled a session with M.J. Savino to learn how to post documents on the website.

Landscape and Irrigation: Richard Ogrin reported that he had replaced several timers for the sprinkler system, and was continuing to monitor all timers.

As previously requested by the Board, Mr. Ogrin obtained a bid for alley clean-up along the perimeter wall between Fleetwood and Barkers Landing to remove low hanging and weeds that are becoming a hazard to cars. A motion was made, seconded, and after discussion, passed to authorize Mr. Ogrin to spend \$1,500.00 for the alley clean-up.

Mr. Ogrin reported that the ditch along Memorial Drive in front of Trademark is still not draining due to the obstruction which has been inspected, and marked, by the City of Houston. He is continuing to request the City of Houston to remove the obstruction. He will take photos the next time it rains.

Security: Buddy Morgan reported that there were 3-4 incidents in the past month, one of which was a mid-day break-in. The police were called to the break-in. Mr. Morgan posted a notice on the Security Hotline alerting the residents as to the break-in.

Fred Coveler stated that they are finalizing the security contract.

Trash Services, Festival & Misc.: Arnold Milton reported that there were no problems in the past month with the trash service.

Treasurer: Fred Coveler presented the financial report, with a balance in the operating account of \$5,219.15. Stephanie Quade was asked to provide Mr. Coveler with a sample collection letter that complied with state law that he can use.

Walls, Streets, Alleys, Sewers & Lights: Gary Muslin had nothing to report beyond the need for the alley cleanup along the perimeter wall between Fleetwood and Barkers Landing.

Old Business: There being no Old Business to address, Mr. Nunmaker called for New Business.

New Business: There being no New Business to address, Mr. Nunmaker adjourned into Executive Session.

Executive Session: The following subjects were discussed in Executive Session:


1. Pending Legal Actions
2. Member delinquencies and collections

Re-convened open session:

An oral summary of actions taken in Executive Session was made. No expenditure of money was authorized in the Executive Session.

There being no further business, upon motion made, seconded, and approved, the meeting was adjourned at p.m. 9:00 p.m.

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Gary Muslin".

Gary Muslin, Secretary

Approved
August 14, 2012