

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. TUESDAY APRIL 23, 2024

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Sharon Swanson, Jen Gresley, and Anthony Choueifati in person; Andrea Kunkel joined virtually.

HOMEOWNERS PRESENT

There were no homeowners present.

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 06:34 pm

APPROVAL OF MINUTES

The Board reviewed the March 26, 2024, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

Ms. Galvan presented the end of March financials. She noted there were \$624,320.87 total in the Cash accounts. There is still \$42,899.93 of 2024 receivables. The 3, 6, 9, and 12 month Ladder CD was purchased and will reflect on next month's financials. The Board also ask the payments from Fleetwood West to be added as a line item in the income statement.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

- The Board denied a waiver request.
- The Board had a swing removed from a median.

EXECUTIVE SESSION SUMMATION

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

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

Director Swanson is working with Yuri (BrightView) on the front beds. The Board would like Ms. Galvan to find out if they mulched in January. Director Sharon feels more plants are needed or something other than mulch. Maybe some perennials. The Board also discussed mowing the ditch in front of Trademark along Memorial. BrightView quoted it at \$417 for the first then \$140 per month after. After discussion the Board decided to report it to 311 to see if the city will come out and mow it. The Board also discussed the lights at the front monuments are not in sync anymore. It seems like someone was messing with the electrical panel. Ms. Galvan said she would have someone look into locking them.

SECURITY COMMITTEE-

Director Gressley met with Fleetwood West and their new Board member over security. FFW is committed to sharing the security contract with Fleetwood. Director Gressley met the new officer assigned to the contract but they don't yet know if he's on the contract permanently. Director Gressley is also looking at past response times and plans to meet with Cpt. Hutter to discuss her findings.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

There is one light down about 7 lights from the Marywood corner. Contractor, Ken Evans, bringing out his tree guy to assess the trees since they are the one knocking down the lights.

VOLUNTEERS:

Nothing to report.

Violation Report: The Board reviewed the inspection report. They had questions about several violations and asked Ms. Galvan to bring Christine with her to the next meeting. They also asked to send all ACC documents to Director Choueifati.

MANAGEMENT REPORT-

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

OLD BUSINESS

- Marywood Wall Survey: The survey was completed and Ms. Galvan put it up for the Board to review. Ms. Galvan said she was not sure based on the survey who the wall belongs to but stated she has already sent it to legal for review.
- Fence Policy: On Hold pending review by Directors Craig and Swanson

NEW BUSINESS

- The Board discussed the Drainage Ditch mowing and the light fixture earlier in the meeting.
- Anthony Choueifati was added as a signatory on the association bank accounts.
- Private Security – not discussed.

OTHER BUSINESS

There was no other business.

HOMEOWNER OPEN FORUM

There were no homeowners present.

NEXT BOARD MEETING DATE

May 28, 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 8:15pm

EXECUTIVE SESSION

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

ADJOURNMENT

There being no further business to discuss, a motion was made to adjourn back into open session at 8:15pm

Adjournment to Open Session:

- A motion was made, seconded and carried to send all delinquent accounts to the attorney as soon as the 209 expired.
- Account no. 2110104026 needs to have the attorney flag removed as this account has been closed at legal.
- The Board was very clear that payment plans need to be paid on time or collection actions need to be started immediately after a homeowner defaults.
- The Board let Ms. Galvan know that fence replacement EMR's do not require a lot survey as long as its like for like.
- A motion was made, seconded, and carried to deny the extension request from account 2110102051 to wait to treat their pool.

- Account no. 2110101008, the Board asked Crest to reach out to the homeowner again to resubmit his application with the necessary documentation.
- The Board would like to know from the attorney if the association can sue account no. 2110305002 for illegal transfer possibly to a family member to avoid paying fees owed.

Adjournment:

With no other business, the meeting adjourned the meeting at 8:45 pm

Authorized Signer

Dat