

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday March 28, 2023

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Caryn Craig, Charlie Menefee, Anthony ChouEIFati in person. Dan Bonner, Javier Chavez virtually Sharon Swanson and Justin Wilson were not present.

HOMEOWNERS PRESENT

There was one homeowner present in 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 06:33 pm

APPROVAL OF MINUTES

The Board reviewed the February 28, 2023, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

February 28th, 2023, financials were presented to the Board for consideration. Director Craig provided a summation of the balance sheet which included \$581,973.89 in the operating, \$58,358.00 in the accounts receivables leaving a total equity in the association at an estimated \$714,820.52. The Income and Expense Statement was reviewed with no questions.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

Five Star Remodeling – Wall Lights Additional Work - \$875

EXECUTIVE SESSION SUMMATION

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

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

Irrigation:

No irrigation report has been turned in for March.

Landscape Maintenance:

Director Chavez reported he met with Yuri from Brightview. Yuri state they are running behind on inspections and color installation but should have it all done by mid-April.

Outstanding issues: Still waiting for the March inspection report.

Next Irrigation Inspection:

Has not been scheduled.

SECURITY COMMITTEE- Director Swanson reported:

Cameras

Chris Culberson sold some of the old equipment on Ebay and turned in a check to the association. He cannot sell the rest so the Board needs to decide what to do with the rest of the equipment. The matter was tabled until more information could be gathered as to what the options were.

Security: The March security and beat report was sent out to the residents. Nothing new to report.

Walls, Streets, Alleys, Sewers, and Lights: The deposit for the alley repairs behind 702 St. Ives Ct. has been paid and we are just waiting for Dominion to schedule the work.

MANAGEMENT REPORT-

- Ms. Galvan summarized the Violation Report, Homeowner Communication Log, and ACC Application report.

OLD BUSINESS

- **Towing Policy:** Per the attorney signs are still needed at the entrance of each alley in order to enforce the towing policy. This would be a very substantial cost to the association, not to there is no association property to put the signs. After discussion a motion was made, seconded, and carried to scrap the towing policy.
- **Fence Policy:** After discussion the Board tabled this until the attorney could take a look at the addendum.
- **Swings Addendum:** The swing addendum has been recorded with the county. The Board asked Ms. Galvan to send the addendum to the ACC committee.
- **AirBnB/Rental Properties:** Per the attorney this would require 75% of the membership vote by section in order to pass this. The Board pointed out they passed a Consolidated and Restated Restrictions, so they asked Ms. Galvan to go back to the attorney and make sure he is looking at the correct documents and what would be the best way for the association to move forward with this.
- **Declining Quorum:** Per the attorney, the declining quorum resolution can be passed with just a majority vote of the Board. Ms. Galvan asked the attorney to please draft up the resolution for the Board to vote on at the next meeting.

NEW BUSINESS

- **Corporate documents:** Director Choueifati has begun to look at the associations corporate documents and is formulation a plan on how to tackle the project and make the documents more accessible to the homeowners.

HOMEOWNER OPEN FORUM

There were no comments from the Homeowners.

NEXT BOARD MEETING DATE

April 25th, 2023

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session meeting at 7:33 p.m.

EXECUTIVE SESSION

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

Adjournment:

With no other business, the meeting adjourned the meeting at 7:51 pm

Authorized Signer

Date

4/25/2023