

Fleetwood POA
Board of Directors Meeting
February 13, 2012

Board Members in attendance were:

Andy Nunmaker	Gary Muslin
Stephanie Quade	Richard Ogrin
Lourez Bullock	Buddy Morgan
Arnold Milton	Mary Jane Savino
Frederick Coveler	

Barbara Riley represented PCMI.

Resident Rob Holman was a visitor.

A quorum of Directors being present, the meeting was called to order at 6:34 P.M.

Director Fred Coveler made a motion that Andy Nunmaker be appointed as Chairman of the meeting. The motion was seconded and approved unanimously.

As Chairman, Mr. Nunmaker's first order of business was to call for nominations for officers of the Board. Upon motion made, seconded and approved the following directors were elected to their respective offices:

Andy Nunmaker, President,
Stephanie Quade, Vice President,
Fred Coveler, Treasurer
Gary Muslin, Secretary.

Mr. Nunmaker then addressed the Board with general comments as to issues to be addressed by the Board in 2012, which included the disposition of the Special Wall Assessment, drainage issues, assessment collection, and alley repairs

Mr. Nunmaker clarified that while both Stephanie Quade and Fred Coveler are attorneys, they are on the board as homeowners, not attorneys.

A motion was made, seconded, and approved to approve the minutes of the January Board meeting as revised to correct a typographical error.

Mr. Nunmaker called for Committee Reports.

Treasurer's Report:

Mr. Coveler stated that as of February 10, 2012, PCMI's financial report shows that about \$56,000 is due for the 2012 Annual Assessment of which almost \$15,000 is due for the Special Wall Assessment.

Following his report, Mr. Coveler then listed all the checks presented for payment. All checks were approved.

Upon motion made, seconded and approved the checking account at Comerica Bank is to be closed and a new account will be opened at New First Bank. The Smith Barney account will remain open. The four officers will be signatories on the accounts and two signatures will be required on all checks.

Architectural:

Lourez Bullock stated that there were 2 requests for the past period. She stated that Sonja Cleary and Randall Skiff serve on the committee with her.

Website/Newsletter:

Mary Jane Savino suggested possibly not renewing with Network Solutions and considering a full-service vendor such as Association Voice, a company that specializes in homeowner associations. The Network Solutions contract expires May 5, 2012, and they must be notified in April. She suggested going month to month with Network Solutions, if necessary, until the new website is up and running. The domain name expires in May and the board intends to renew it.

The May/June issue of the Fleetwood Newsletter will probably be the last printed version. Thereafter, the newsletter will be available on the Fleetwood Website.

Revised By-Laws:

Stephanie Quade stated that the re-write is underway. She had several questions and/or suggestions for the Board regarding the By-laws. Ms. Quade intends to have a "Draft" of the revised By-laws available shortly.

Upon Motion made, seconded, and approved, the "Board Meeting and Members' Time Prior To Board Meetings Notification Policy" was adopted by the Board and will be recorded once it is fully executed.

Landscape:

Richard Ogrin reported that he had accomplished his two-year plan. He stated that he has obtained estimates for cleaning up the Trademark ditch and the area on Addicks-Howell between Hwy 6 and Memorial to improve drainage issues in those areas to help ameliorate flooding within Fleetwood and the neighborhood. A Motion was made, seconded, and approved to authorize Mr. Ogrin to accept the bid from Joshua Nichols in the amount of \$1,000 to clean up these areas and for \$600, if needed, to clean up the drainage ditch North of the TxDot wall up to Memorial along Addicks-Howell Road.

Security:

Buddy Morgan reported that there were few incidents this past month and they had been investigated.

Old Business

There being no old business, Mr. Nunmaker called for New Business.

New Business:

1. Mr. Nunmaker reported the plan for widening of Highway 6, and the proposed government assisted housing at Highway 6 and Briar Forest.
2. Upon motion made, seconded, and approved the following Directors were appointed to their respective committees as follows:
 1. Architectural: Lourez Bullock
 2. Landscaping & Irrigation: Richard Ogrin
 3. Security: Buddy Morgan
 4. Walls, Streets, Alleys, Sewers, & Lights: Gary Muslin
 5. Community Relations, Newsletter, & Website: Mary Jane Savino
 6. Bylaws, Policies, Contracts, & Legal Liaison: Stephanie Quade
3. Upon Motion made, seconded, and approved it was decided that the regular meetings of the Board shall be held on the second Tuesday of every month.

Executive Session:

The following subjects were discussed in Executive Session:

1. Pending legal actions
2. Member delinquencies and collection efforts

Re-convened Open Session:

An oral summary of actions taken in Executive Session was made. No expenditures were approved in Executive Session.

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

Respectfully submitted,

Gary Muslin, Secretary

APPROVED AS REVISED:

March 13, 2012