

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday September 20, 2022

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Donna Haines, Justin Wilson, Sharon Swanson, Jesse Soto, Dan Bonner and Caryn Craig.

DIRECTORS ABSENT

None

HOMEOWNERS PRESENT

There were 8 homeowners present in person and virtually.

ALSO PRESENT

Blanca Galvan, CMCA, AMS, and Angela Luna 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 6:38

APPROVAL OF MINUTES

The Board reviewed the August 16, 2022, minutes. Director Craig moved to approve the minutes as presented. The motion was seconded by Director Bonner and with all in favor, the motion passed.

FINANCIALS

End of month August 2022 financials were presented to the Board for consideration. Director Bonner provided a summation of the balance sheet which included \$506,578.82 in the operating, \$44,722.68 in the reserve accounts, and total equity in the association at an estimated \$609,957.92, and a review of the income and expense statement.

Director Bonner reviewed the preliminary budget

RATIFICATIONS

A motion was made, seconded and carried to ratify the vote for approval of \$4,000 to Dolcefino Consulting to front the cost of representation in the fight against the Houston Housing proposed building projects.

A motion was made seconded and carried to ratify the vote of irrigation repairs in the amount of \$1531.74 for July and \$715.07 for August.

EXECUTIVE SESSION SUMMATION AND INITIATION OF ENFORCEMENT ACTIONS

Mrs. Villegas summarized the executive session of the July 19, 2022, board meeting.

The Board of Directors reviewed all delinquent accounts and at this time there are no further collection enforcement actions to be taken on any accounts.

The Board of Directors reviewed uncured deed restrictions and will approved enforcement actions in open session.

INITIATION OF ENFORCEMENT ACTIONS

The Board of Directors unanimously moved to send the following accounts to the attorney for uncured deed restrictions-2110102043.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE-Director Haines reported-

General: Brightview Landscape has assigned a new manager, Yuri Bass. Director Haines has met with Mr. Bass for a general orientation and to go the associations expectations. She reported there will be 5% increase in the landscape budget for 2023.

Irrigation:

Irrigation issues were discussed with Mr. Bass and a credit was given to the association for one missed irrigation inspection.

The batteries in all nodes will be replaced at no cost.

Walkwood valve needs repair.

July and August approved requests are scheduled for 9/22.

Mr. Bass agreed to do irrigation inspections monthly on a regular date.

Confirmed the Northside irrigation electrical box has been replaced.

Landscape Maintenance:

Landscape day has been confirmed to be Mondays.

Outstanding issues:

At this time there are no outstanding issues.

Next Irrigation Inspection: To be week of 9/22/22

SECURITY COMMITTEE- Director Swanson reported-

The new Constable contract has been signed and submitted to the county.

Fleetwood West has verbally agreed to continue contract with Fleetwood for shared Constable; still waiting to get the signed contract back.

The committee is still gathering information for the camera replacement, may need to push back January goal of new system.

The cameras need to stay on the columns where they currently are but they will not catch the exit lanes. The committee is thinking at starting with just the entry lanes then adding cameras for the exit lanes in the future if needed.

The Town Hall will be pushed to November to give the committee time to prepare all bids, an alternative would be to send an email out to all homeowners with the 3 bids and ask questions to be submitted and responses be sent in December as part of the Nov. Beat Report. Director Haines also suggested a Teams meeting instead of an in-person meeting.

WALLS, STREETS, ALLEYS, SEWER, AND LIGHTS COMMITTEE- Director Wilson reported-
The alley project has been completed.

Wall lights are still being worked on. Director Wilson has provided lights to the contractor, there are still 2 left in storage if needed.

VOLUNTEER COMMITTEE- Director Soto reported- Meeting signs were put out before the Board meeting.

The Board would like a list of the record retainment policy and a list of what records Crest has stored for the association.

MANAGEMENT REPORT-

- Deed Restriction Violations-Mrs. Galvan presented a copy of the violation summary report for the Boards consideration. The Board clarified questions from Crest regarding enforcement.
- Homeowner Communication-Mrs. Galvan reported she has only had a couple of calls from homeowners and most questions have been regarding the Houston Housing project efforts.
- ACC Application Report-Mrs. Villegas provided the August-September Application report to the Board to review applications that have been submitted and how they were voted on.
- Trash-Director Craig went on a calibration meeting with Best Trash. She reported Best Trash uses a machine to pickup and dumb trash cans and while the crew still sometimes pulls bags out of receptacles, loose trash would not be picked up.
- Recycling: The recycling program has been discontinued due to low participation. It was discussed that Barkers Landing may be switching garbage companies and Best Trash is a candidate. The Board asked Ms. Galvan to see if Best Trash would be willing to provide recycling if Barkers Landing signed up as well.

OLD BUSINESS

- The Board discussed holiday lighting options. A motion was made, seconded, and carried to have the theme be red and white candy canes and bows.
- The Board unanimously agreed to start citing homes with no grass in October.
- The towing policy was discussed. The Board explained currently there is not a towing company in place to tow vehicles from the community. They are looking for a tow company that can tow large vehicles such as campers and big rigs out of the alleys. The Board is also looking for a concrete legal description of the alleyways, which are privately owned, and the streets which are public.

NEW BUSINESS

- The Board discussed the Room Rental situation. The attorney has sent two Cease and Desist the Board unanimously decided to escalate the violation to the next enforcement step per the opinion provided by the association's attorney.
- The Basketball hoops discussion was tabled to next meeting.
- The Board brought up the Crest website and asked Ms. Galvan to please update it to fall in line with the Fleetwood webpage.
- The Board asked Ms. Galvan to put the following items on the agenda for the next meeting.
 - Do Not Reply Crest emails
 - Signs on POA wall
 - Elections
 - Board Vacancy
 - Gifts for Deputies


Next Board Meeting Date –Tentatively scheduled for October 25th, 2022

HOMEOWNER OPEN FORUM

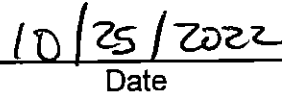
Homeowners spoke and asked questions regarding the recycling program.

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn the general session meeting at 7:45 p.m.

A handwritten signature in black ink, appearing to be the initials 'OF', written over a horizontal line.

Authorized Signer

A handwritten date '10/25/2022' written in black ink over a horizontal line.

Date