

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday January 24, 2022

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Sharon Swanson, Caryn Craig, Donna Haines in person
Dan Bonner, virtually

DIRECTORS ABSENT

Jesse Soto, Justin Wilson

HOMEOWNERS PRESENT

There were no homeowners present in person and 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 06:30 pm

RESIGNATION ACCEPTANCE

The Board unanimously accepted resignation letters sent in by Director Wilson and Director Soto.

APPOINTMENT OF VACANT SEAT

A motion was Director Craig to appoint Charlie Menefee and Anthony Chouefati to the vacant seats. Director Haines seconded; all were in favor.

APPROVAL OF MINUTES

The Board reviewed the November 29, 2022, minutes. Director Swanson motioned, to approve the minutes with a correction of the date of next meeting Director Craig seconded; all were in favor.

FINANCIALS

End of year December 2022 preliminary financials were presented to the Board for consideration. Ms. Galvan provided a summation of the balance sheet which included \$ 446,247.79 in the operating, \$49,839.18 in the accounts receivables leaving a total equity in the association at an estimated \$533,444.97, and a review of the income and expense statement.

RATIFICATIONS

A motion was made, seconded, and carried to ratify the following votes made in between meetings:

- a. Nov and Dec Irrigation Repairs – Brightview - \$1,099.75

EXECUTIVE SESSION SUMMATION

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

COMMITTEE REPORTS

LANDSCAPE COMMITTEE: Director Haines reported
Irrigation:

the December irrigation inspection turned into a winterization in preparation for the freeze so there was no inspection in December. The January inspection has been completed but has not been turned into Director Haines yet. The next irrigation inspection is

Landscape Maintenance:

The trees along Memorial Dr were trimmed on December 6th. The Spring flower choices have been picked and sent to the landscapers. The Podocarpus in the flower bed where the car accident happened might be dead. Yuri was going to check if they were salvageable.

Outstanding issues:

The request from the homeowner for the association to trim the trees over hanging into his yard was discussed. The Board asked Ms. Galvan to let the owner know the tree could be trimmed in the next round of tree pruning along Memorial Drive.

Next Irrigation Inspection:

scheduled for February 22nd

SECURITY COMMITTEE- Director Swanson reported

Cameras

Flock has installed two cameras. One at each entrance on the inbound side. The cameras require electrical to be re installed as there is not any way to power them. The Board asked Ms. Galvan to get an electrician out asap. Director Swanson also reported she is having issues getting into communications with anyone at Flock. They did not assign an account rep like they initially said so she has to call the main number to get a hold of anyone.

Guards

There is a new night guard working the 10pm – 5am shift. He prefers to be reached by email at andres.hernandez@cn5.hctx.net.

VOLUNTEER COMMITTEE- No report given.

TRASH COLLECTION

Given the recent press on Texas Pride the Board would like to say they stand behind and are glad for making the decision to switch companies.

MANAGEMENT REPORT-

- o No report was given.

OLD BUSINESS

- o Basketball Goals: after reviewing the legal opinion regarding basketball goals the Board has asked Crest NOT to cite for basketball goals at the burb.
- o The Fence Policy: The Board reviewed the fence policy presented and realized it was not the most current version. Director Craig will find the version with the most recent changes needed and forward to Ms. Galvan to pass to the attorney for a final draft.
- o Towing Policy: Tabled to the next meeting
- o Audit bids: The Board reviewed the 3 audit bids presented. After discussion a Director Craig made a motion to go with Cox CPA, Director Haines seconded; all were in favor.

NEW BUSINESS

- o None

Next Board Meeting Date --February 28th, 2023

HOMEOWNER OPEN FORUM

No comments from the homeowners.

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 7:18 p.m.

EXECUTIVE SESSION

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

Adjournment:

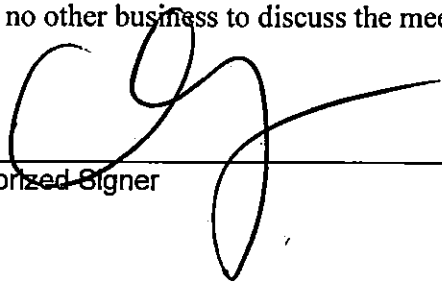
With no other business, the meeting adjourned to General Session at 8:11 pm

A motion was made, seconded, and carried to approve the following actions:

- Account No. 2110503038 and 2110303011 to the attorney for Deed Restriction enforcement.

With no other business to discuss the meeting was adjourned at 8:12 pm.

Authorized Signer



Date

2/28/2023