

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

Sharon Swanson, Caryn Craig, Anthony Choueifati, and Javier Chavez in person. Justin Wilson, virtually Charlie Menefee and Dan Bonner 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 06:39 pm

APPROVAL OF MINUTES

The Board reviewed the March 31st, 2023, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

February 31st, 2023, financials were presented to the Board for consideration. Director Craig provided a summation of the balance sheet which included \$573,080.05 in the operating, \$61,875.20 in the accounts receivables leaving a total equity in the association at an estimated \$621,965.06. 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:

Yuri is running behind and does not have the irrigation report yet.

Landscape Maintenance:

Seasonal color has been installed. The Northside medians look good but the southside medians need some help. Trying to figure out a way to make them look better. The Board asked Ms. Galvan to look up the contract expiration date and maybe look into bidding out this contract.

Next Irrigation Inspection:

Will be scheduled for May.

SECURITY COMMITTEE- Director Swanson reported:

Security: Have not sent out the Beat report for this month yet however there has not been any new reports except for an isolated incident to which the constables reported to quickly. Someone asked about the Orange stickers. It was explained the Constables don't look at the stickers and also it makes it easier for criminals to follow you home or know you live in Fleetwood.

Walls, Streets, Alleys, Sewers, and Lights: Walls are all in good shape. The alleyway repairs on the Northside have been completed. There were some complaints about the lack of communication to those living in the vicinity to move their vehicles.

MANAGEMENT REPORT-

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

OLD BUSINESS

- **Fence Policy:** This matter has been put on hold pending attorney feedback.
- **AirBnB/Rental Properties:** This matter has been put on hold pending attorney feedback.
- **Declining Quorum:** This matter has been put on hold pending attorney feedback.

NEW BUSINESS

- **Five Star Remodeling Bid:** Five Star submitted two bids. First bid was to purchase 8 light fixtures, replace 10 broken fixtures, and order 20 more bulbs for \$2400. The second bid was to purchase 18 fixtures, replace the 10 broken and keep the other 10 in storage, order 20 bulbs and provide a 4 year warranty to come back and fix anything that needed fixing for the next 4 years for \$4560. After discussion the Board unanimously agreed to approve the second bid for \$4560

HOMEOWNER OPEN FORUM

There were no comments from the Homeowners.

NEXT BOARD MEETING DATE

May 23rd, 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 to Open Session:

The Board unanimously approved for account no. 2110103003 to be sent to the attorney for deed restriction violations.

Adjournment:

With no other business, the meeting adjourned the meeting at 7:50 pm



Authorized Signer

5/23/2023

Date