

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday, November 13, 2019

Crest Management 17171 Park Row Ste 310, Houston, Texas 77084

DIRECTORS PRESENT IN PERSON or BY TELEPHONE:

Elaine Dyson, President, Laura Jones, Vice President, Brian Hefty, Treasurer and Donna Haines, Director

ALSO, PRESENT:

Lindsey Hall-Wikencyz, CMCA®, AMS® and Jessica Loving with Crest Management Company

CALL TO ORDER

With notice properly served and quorum duly established, the meeting was called to order at 6:30 PM.

APPROVAL OF MINUTES

Upon motion made and duly seconded, motion carried to unanimously approve the minutes from the October 9, 2019 meeting.

HOMEOWNER INPUT

The Board addressed questions concerning security, safety, lighted signs, and starting a security committee.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** *No reports due to Director Swanson's absence*
- **LANDSCAPE & IRRIGATION:** Director Haines reported after the meeting with IMS, there has been no improvements with the community landscaping. *Requested an updated bid from Yellowstone and a bid from a different landscape company.*
- **SECURITY:** Director Dyson reported there were multiple incidents reported
- **TRASH SERVICE:** No reports due to Director Swanson's absence.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** Director Jones reported she has had minimal contact with the homeowner whose A/C unit was allegedly damaged by Dominion.
- **TREASURER:** Director Hefty commented on the decrease in receivables and the expenditures in landscaping.

FINANCIALS

Managing Agent reviewed the October 31, 2019 financials. Total cash was noted at \$220,839.78. Total outstanding assessments for 2019 was reported as \$17,497.04. The Income Statement for the same period reflected the Association came in under budget.

UNFINISHED BUSINESS

- N/A

NEW BUSINESS

- **Landscape Contract:** The Board reviewed the proposed landscape proposal from Vista Landscape. Upon motion made and duly seconded, motion passed to table the discussion until two more bids were obtained.
- **Various Landscape Improvements-Vista Landscape:** *Tabled*

- **Declaration Amendment Discussion – Short Term Leases:** The Board reviewed the proposed Amendments to Regulate Leasing Lots and approved the draft.
- **Foreclosure and Enforcement Actions:** Upon motion made and duly seconded, motion carried to approve the Association's Attorney to proceed with Foreclosure Actions on the following accounts:

2110307001

Upon motion made and duly seconded, motion carried to forward the following accounts to the Association's Attorney to pursue the deed restriction violations noted on the enforcement action report:

- 2110511009
- 2110306003
- 2110307008
- 2110503038

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded with Executive Session. Upon the adjournment of the Executive Session at 8:10 p.m., list the following results:

ATTORNEY STATUS REPORT

The Board was provided the most recent status report from Holt & Young.


DEED RESTRICTION REPORT

The Board was provided the Deed Restriction report from the November 2019 inspection. The Board had some questions regarding some of the violations which Management will research and update

Schedule of Next Meeting – December 11, 2019 at 6:30pm.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 8:55 p.m.


Authorized Signer

1/8/2020
Date