

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.
Minutes of the Regular Board Meeting
May 9, 2018

CALL TO ORDER

The Monthly Board of Directors Meeting of the Fleetwood Property Owners Association was held on the above date at the offices of Crest Management located at 17171 Park Row Suite 310, Houston TX 77084. Director Dyson called the meeting to order at 6:35 p.m.

Present: Elaine Dyson, President
Sharon Swanson, Secretary
Donna Haines, Director

Brian Hefty, Treasurer
Debbie Spaw, representing Crest Management Company

Absent: Laura Jones, Vice President

MINUTES

Minutes of the April 11, 2018 meeting were presented for review. A motion was made, seconded, and carried to approve the minutes without correction.

GUEST TO ADDRESS THE BOARD

A Fleetwood resident addressed the Board regarding her mother's property and a denial she received from the ACC Committee. The ACC Committee denied the paint color. The Board let the resident know she will receive the Board's decision via mail.

COMMITTEE REPORTS

ACC

Director Swanson noted there continues to be a lot of applications submitted for those who flooded due to Hurricane Harvey. She noted a free text area needs to be added to the on-line application. Also a yes or no box to be checked if there is a survey submitted.

The Board discussed the EMR application submitted for a property located on Center Hill regarding the house paint color. After discussion, the Board supported the committee's decision of denying the paint color. Agent will send the homeowner a letter.

LANDSCAPE & IRRIGATION

Director Haines reported on the following:

- The tree branches on the medians were being broken off and was concerned this could damage the trees. The Board agreed the tree canopy needed to be lifted to 14 ft. so the construction trucks will not be able to damage the limbs.
- The power washing has not been done yet and asked the Agent to contact the vendor.

SECURITY

Director Dyson reported on the following:

- There will be a new permanent night guard starting once Nancy has trained her.
- There was a diversion theft truck going through the community which the police are now aware of.

TRASH SERVICES

Director Swanson reported the service with the new trash company is continuing to get better. There continues to be different crews each week and the company does not respond to homeowner emails.

WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC.

Director Swanson noted a whole wall of lights were out on Memorial. The Board discussed it could be a timer issue.

TREASURER

The financial statements for the period ending April 30, 2018 were reviewed. Total cash was noted as \$380,255.62. Assessment Receivables totaled \$69,824.16 including \$42,948.13 in outstanding 2018 maintenance fees. Agent advised that the Association was 86% collected.

Director Hefty thought the figures were low on the security and trash accounts. Agent will research the invoices.

Director Hefty reported Elaine Combs was not the association's CPA. He noted the tax return was done prior to receiving the signed engagement letter and he did not want Ms. Combs to perform the audit. Agent will contact Ms. Combs about the audit.

BUSINESS

The following decisions made between Board Meetings were ratified:

- Approved Texas Landscape Management for \$2059.88 to replace dead landscaping and grass due to Hurricane Harvey;
- Approved Texas Landscape Management for \$1725.43 to replace dead landscaping and grass due to Hurricane Harvey on Ivy Wall; and
- Approved Texas Landscape Management for \$778.50 to repair irrigation lines and controllers in the medians on Crossroads due to Hurricane Harvey;
- Approved Texas Landscape Management for \$375 to replace dead landscaping and grass due to Hurricane Harvey on Foxgate Court; and
- Approved an additional \$2000 in addition to the \$5000 previously approved for rebuilding the brick wall at the end of Fleetwood Place which is shared with Fleetwood West. Additional monies was required due to the under bidding of the original contractor who has now been dismissed. The new contractor will be JQ Brick Repair and Restoration Services.

Agent presented a request from a homeowner located on Crossroads who was requesting approval for a FEMA travel trailer parked in the driveway for six months. After discussions, the Board asked the Agent to contact the City of Houston to see city rules for trailers. Board agreed to follow Fleetwood deed restrictions and temporary trailer rules.

ENFORCEMENT ACTION REPORT

The April 6, 2018 Inspection Report was presented to the Board for review.

COLLECTIONS

After reviewing the April delinquent report, the Board agreed to continue the collection process on all the delinquent accounts. A motion was made, seconded, and carried to send the following properties to the attorney's office for further collections: 2110102034, 2110305018, 2110104020, and 2110104018.

LEGAL STATUS REPORT

The April, 2018 Legal Status report was presented for review.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned 10:00p.m.

APPROVAL

Sharon Swanson Psy.D.

6/22/18

Authorized Officer

Date