

**Fleetwood POA  
Board of Directors Meeting  
May 8, 2012**

Board Members in attendance were:

Andy Nunmaker	Gary Muslin
Stephanie Quade	Lourez Bullock
Buddy Morgan	Arnold Milton
Mary Jane Savino	Richard Ogrin
Fred Coveler	

Barbara Riley represented PCMI

Fleetwood Residents Bob Miesen and Charlie Menefee were visitors.

With all Directors present, the meeting was called to order at 6:30 P.M.

President Andy Nunmaker addressed the Board regarding several topics:

He spoke with Phyllis Weller about the possibility of sidewalks on Memorial Drive. Mrs. Weller worked on this issue when she was a Board member. Mr. Nunmaker will get contact names from her and will follow up on the subject.

Beverly Roberts will not co-chair the Fleetwood Festival, she has other commitments that occupy her time. Co-chair Judith Bruni welcomes support from the Board and is looking for a co-chair. Mr. Nunmaker states that the Board should take an active role in promoting and endorsing the Fleetwood Festival.

Mr. Nunmaker attended the Super Neighborhood meeting and found it very informative. The universal concern throughout the communities on the West side was drainage. Mr. Nunmaker will continue to attend the meetings.

Referencing the request at the last Board meeting by a resident to advertise the Terry Hershey Park access on Trailville, Mr. Nunmaker stated that the Board did not request or provide the park access, the county requested it and the adjoining homeowners provided it, but the Board did agree to publish information about the availability of the park access in the Fleetwood newsletter.

Treasurer's Report:

Fred Coveler stated that 64 demand letters were sent at the end of March to delinquent homeowners. There was \$41,893 in accounts receivable of which \$21,000 was for Annual Maintenance Fees, \$11,000 was for the Special Wall Assessment and \$900 was for legal fees and other cost .

PCMI's accountant is working on changing to accrual accounting.

Mr. Coveler reported on the wall overpayment response from homeowners; 79 owners have donated their refund, 121 opted for a cash reimbursement and 110 asked to credit their 2013 account. Those that did not respond will receive a credit to their account. Donations will not go into the general fund. Mr. Coveler asked that Board members consider a use for the donated funds and give their recommendations at the June meeting.

Mr. Coveler then presented a list of checks to be signed at the meeting.

Security Report:

Buddy Morgan reported a quiet month.

Fred Coveler stated that they are finalizing the security contract and working on getting a new vehicle.

ARC:

Lourez Bullock reported six requests. One request is on hold and may be withdrawn.

Newsletter/Website:

Director, M. J. Savino advised the Board that she has closed on the sale of her home in Fleetwood. Consequently, Mrs. Savino tendered her resignation from the Board effective as of May 15, 2012, as she is no longer a Fleetwood Property owner. Mrs. Savino offered to continue to help with the Website/Newsletter until she moves away from Houston, or until another volunteer takes over that task. The Board expressed its thanks for all of Mrs. Savino's hard work and vounteer services over the past years.

A motion was made, seconded, and passed to appoint Mrs. Savino to serve as a member of the Neighborhood Information Committee. Mrs. Savino accepted the appointment

Trash:

Arnold Milton advised that there were no problems during the preceding month.

Mr. Milton announced that he has taken a job that will require him to be out of the country for much of the time and may not be able to continue in this position.

Landscaping:

Richard Ogrin stated that the last month was uneventful other than mowing of the

Easement by the City of Houston and painting the wall on Addicks-Howell by TXDOT to match color of existing brick. This was all done at no cost to Fleetwood.

By-Law Revision Update:

Stephanie Quade distributed a draft of the new By-Laws to the Board. She will also send a red-lined version to the Board by email. After comments and suggestions from the Board Mrs. Quade will have a final draft for the Board to vote on at the June meeting. The draft will then be mailed to the membership and a special meeting will be called. Mrs. Quade will check the documents for the correct method of voting.

Old Business:

There being no Old Business to address, President Andy Nunmaker called for New Business.

New Business:

There being no New Business to address, Mr. Nunmaker called to adjourn the regular session and go into Executive Session.

Executive Session:

The following subjects were discussed in Executive Session:

1. Formation of a Newsletter/Website Committee
2. Revise Collection Policy
3. Pending Legal Actions
4. Member delinquencies and collections.
5. Member Correspondence

Re-convened open session:

An oral summary of actions taken in Executive Session was made.

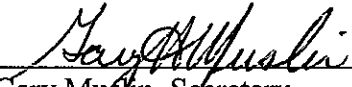
A Motion was made, seconded and approved to form a Website/Newsletter Committee with Mary Jane Savino as the Chairman.

The Board position left vacant by Mary Jane Savino and another possible vacancy due to Arnold Milton's returning to work will not be filled in anticipation of approval of the By-Laws which reduces the Board from 9 members to 7 Members.

The Board commended Mary Jane Savino for her hard work and dedication during her tenure as Director of the Website and Newsletter Committee. Her area of responsibility was very time consuming and she performed admirably.

With no other items to be discussed, the May meeting of the Fleetwood Board adjourned at 8:30 P.M.

Respectfully Submitted

  
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Gary Muslin, Secretary

Approved  
June 12, 2012