

Fleetwood POA, Inc.
Minutes - Board of Directors Meeting
November 13, 2012

Board Members in attendance were:

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| Andy Nunmaker | Gary Muslin |
| Stephanie Quade | Lourez Bullock |
| Richard Ogrin | Fred Coveler |

Board Members absent were:

Buddy Morgan was absent.

Barbara Riley represented PCMI

Prior to the regular session of the November meeting, the Board met with a resident in executive session at the resident's request.

Following the adjournment of the executive session the regular session was called to order at 6:42 p.m.

The approval of the October Minutes was tabled pending additional corrections.

SECURITY

In the absence of Buddy Morgan, Andy Nunmaker reported that he spoke with Chris Culberson. Mr. Culberson's cameras caught a photo of suspected burglars' car leaving the community.

Mr. Nunmaker stated that it may be beneficial to work with Fleetwood West since they share entry to the community. He stated that Fleetwood West is moving forward with their camera project.

Stephanie Quade stated concern for a Fleetwood West resident monitoring the cameras. She suggested that the Board obtain a proposal from a professional monitoring company to compare with Mr. Culberson's proposal.

A motion was made to further engage in conversation with Chris Culberson and Fleetwood West to better understand the scope of the video camera project in order to seek competitive bids.

The night guard fell asleep on the job and has been replaced by a new guard.

Phyllis Weller advised Andy Nunmaker that she would run for the Board again if she could be in charge of Security.

ARC

Lourez Bullock reported two applications for the month, both were approved.

LANDSCAPE

Richard Ogrin reported that the winter flowers were installed. He also stated that the replacement trees will be planted this winter.

ALLEYS/TRASH

The Board is continuing to work with the City of Houston regarding responsibility of the alleys.

TREASURER'S REPORT

Fred Coveler reported that the audit is complete. He signed a new engagement letter for the 2012 fiscal year for a fee of \$1800, previously approved by the Board, which includes filing the tax return. He expressed the desire to have the 2012 audit completed in January of 2013 in preparation for the annual meeting to be held in February.

NEW BUSINESS

Richard Ogrin presented a proposal from Smith & Reed Construction Services to install holiday decorations for \$100 per monument wall for a total of \$400.

A motion to accept Smith & Reed Construction Services was made, seconded and carried unanimously.

Gary Muslin will look at the electricity at the wall this weekend and advise if an electrician is needed.

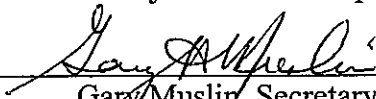
The Board gave final approved for changing the association's insurance that was presented and tentatively approved at the October meeting pending responses to questions regarding the carriers and coverages.

Mr. Coveler presented the 2013 budget. A motion was then made for approval. The 2013 budget was approved with changes to the alley maintenance caption.

With no other business do discuss in regular session, the meeting adjourned and went into executive session.

Items discussed in executive session were two foreclosures, a bankruptcy and an ARC review.

The reconvened meeting of the Board of Directors then adjourned at 7:55 p.m.



Gary Muslin, Secretary

12-18-2012
Date Approved