

Fleetwood Property Owners Association, Inc.
Board of Directors Meeting
June 12, 2012

Board Members in attendance were:

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

Buddy Morgan was absent.

Barbara Riley represented PCMI

Fleetwood Residents Bob Miesen, Charlie Menefee, Oren Clark and Mrs. Wormald were in attendance.

Mr. Miesen presented the Board with a series of concerns and requested that the new By-Laws contain a provision that forbids the use of association funds for expenses outside the boundaries of Fleetwood.

The Board thanked Mr. Miesen for his suggestions and invited the visitors to stay for the remainder of the meeting.

A quorum of Directors being present, the meeting was called to order at 6:30 P.M.

The May Minutes were presented, revised and approved unanimously as revised.

President's Report:

Andy Nunmaker asked all Board members to read the new Bylaw draft. Once the Board approves the draft, the document will go to outside counsel. Though Stephanie Quade and Fred Coveler are attorneys, they are Board members and not attorneys for Fleetwood. He commended them for their efforts in creating the new Bylaws.

Mr. Nunmaker has spoken with Councilman Pennington and Commissioner Radack. Both are interested in aiding Fleetwood. Mr. Nunmaker is pleased with their responsiveness. He plans to meet with Commissioner Radack and perhaps Mr. Pennington.

He states that sidewalks are a topic that has been raised by residents, and wants to create a focus group to study this complex issue. The Energy Corridor may assist in some way. The first step is to make application, a process that takes as much as one year. Mr. Nunmaker wants to form a focus group immediately following Board approval.

Motion: Create a focus group to study the sidewalk issue on Memorial Drive.
The motion was made, seconded and approved unanimously.

The President announced a change in the membership of the Architectural Control Committee with the appointment of Richard Ogrin. Richard, as a former homebuilder, will bring this experience to the ACC. He will fill the position formerly held by Sonja Cleary. Lourez Bullock, ACC Director, and Randall Skiff are the other two members of this committee.

There has been no progress in replacing Mary Jane Savino for the Website/Newsletter Committee. Failure to fill this important position will create a problem in generating and distributing the Newsletter.

Mr. Nunmaker then stated that he would like to call a Special Meeting of the Members during the summer (to vote on the new Bylaws) and then another meeting in the fall. After some discussion, July 19, 2012 was set as the tentative date depending on the availability of the meeting facility.

The next Super Neighborhood meeting will be June 25th and he will not be able to attend. He asked that a board member go in his place. Lourez Bullock stated that she was planning to attend.

Mr. Nunmaker then stated that Fred Coveler suggested that a good use for the donated wall funds would be for high-quality surveillance cameras. It would be a one time expense. It was then mentioned that there were already cameras placed in two locations that were donated and monitored by Mr. Culberson. Mr. Nunmaker will contact Buddy Morgan and ask him to look into the feasibility of installing cameras.

Committee Reports:

Architectural Control:

Lourez Bullock reported that there were four applications for the month. She also stated that she spoke with an owner on Crossroads about the danger of a rotted tree.

Bylaws, Policies, Contracts, Legal Liaison

Stephanie Quade stated that the final version of the Bylaws was emailed to the Board. after review by Association's attorney, Roy Hailey. Mr. Hailey's suggested changes were reviewed and incorporated as applicable before it was finalized and sent to the Board. The Bylaws will then be sent to the membership along with the Notice of the Special Meeting.

Landscape & Irrigation:

Richard Ogrin reported that he had to replace a couple of batteries for the irrigation timers.

He stated that he spoke to the City of Houston regarding drainage.

Security:

Buddy Morgan absent, no report.

Trash Services, Festival & Misc:

Arnold Milton reported uneventful. Trashporters provides excellent service.

Treasurer's Report:

Fred Coverer reported that 64 final demand letters were sent. Approximately two to three thousand dollars was collected since the last meeting. The next step is for the Board to make personal contact, then, if unsuccessful, to the attorney.

Total receivables are \$38,000, of the 38K \$9600 is for the wall assessment, \$11,400 is for annual assessments.

The switch from Cash Accounting to Accrual Accounting is still going on and he is working with the PCMI accountant.

Wall overpayment refunds will go out by Friday of next week.

The security contract negotiations are still going on.

Wall/Streets/Alleys/Sewers/Lights:

Gary Muslin reported the overgrowth of shrubs from Barkers Landing that extends into the Fleetwood Oaks alley. He asked if the Association had the right to cut them back.

He was told that the Association had always trimmed anything that encroached into the Fleetwood alley at the point where it extends into the alley.

Website/Newsletter:

Mary Jane Savino is trying to get someone to volunteer to take on the responsibility of the website and newsletter. She spoke with someone that is interested but does not want to redesign the website. Andy Nunmaker will contact him to discuss the issue. It is becoming difficult to find someone to distribute the newsletter.

Barbara Riley was instructed to get the cost of using outside sources for temporary newsletter and website administration until a volunteer could be found.

Old Business:

Stephanie Quade presented a revised version of the March Minutes. The revision was for clarification purposes.

Motion: Accept revision to the March Minutes.

The motion was made, seconded and approved unanimously.

Mrs. Quade has rewritten the Solar Energy policy. The first document was not accurate; the new one strictly complies with the statute. The Association cannot prevent installation of solar panels but the policy will allow the Board to control appearance, placement, height, color, etc.

Motion: Adopt Solar Panel policy as drafted.

The motion was made, seconded and approved unanimously.

The regular session of the meeting adjourned at 8:20 p.m. and went into executive session.

Following the executive session, the regular session reconvened at 8:43 p.m.

Items discussed in executive session were;

Delinquencies

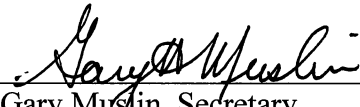
Attorney fees and legal matters

Forced mowing several homes in the community.

The Board unanimously approved the draft of the Bylaws and that it should be submitted to the members for review and a vote at the Special Meeting of the Members to be scheduled for July 19, 2012.

With no additional topics to address, the meeting adjourned at 8:50 p.m.

Respectfully submitted,



Gary Muslin, Secretary

Approved
August 8, 2012