

Fleetwood POA, Inc.
Minutes – Board of Directors Meeting
January 8, 2013

Board Members in attendance were:

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

Barbara Riley represented PCMI

The meeting was called to order at 6:43 p.m.

Minutes for the December meeting were approved as amended.

PRESIDENT'S REMARKS

Andy Nunmaker has been in touch with Bridgepoint Church to reserve a room for the annual meeting. He has not heard back from the Church but does not anticipate a problem.

Mr. Nunmaker recommended that new annual meeting signs be purchased.

Mr. Nunmaker, Buddy Morgan, and Stephanie Quade met with Chris Culberson a resident of Fleetwood West, and directors of the Fleetwood West association, regarding the surveillance cameras. Fleetwood West's cameras are already up and running.

Fleetwood POA will install cameras at both the North and South Crossroad entrances. These entrances at Crossroads will be the only areas where Fleetwood POA will have cameras. Fleetwood West is covering the other two entrances. Each association will own its own cameras. The new cameras will be dual cameras, one catches the overview of the vehicle and the other captures the license plate.

Phyllis Weller has indicated that she is interested in running for a board position and would like to chair Security. Lourez Bullock and Gary Muslin's terms are expiring but have agreed to run again.

ACC

Lourez reported that she had two applications this past month. Both were approved.

CONTRACTS

Stephanie Quade has a number of service proposals from attorneys and she will study them and report back to the Board with her recommendations.

NEWSLETTERS

Andy Nunmaker reported that the newsletter is now exclusively on the website. Fred Coveler reported several problems but, overall, the newsletter was quite good. This was the first newsletter created by new volunteers and will improve over time. Stephanie Quade volunteered to proof read the future newsletters. Andy Nunmaker recommended that the Board keep the advertisers.

Mr. Nunmaker would like to have a monthly newsletter if he can find another volunteer to assist with the newsletter. He feels that a monthly newsletter keeps the flow of information moving.

SECURITY/SURVEILLANCE CAMERAS

At this time, the cameras will only be able to capture vehicles entering Fleetwood at the entrances at Crossroads. More funds will be required to install cameras that could capture vehicles leaving the community.

There will be a written agreement between Fleetwood West, Chris Culberson, and Fleetwood POA regarding the cameras.

Chris Culberson of Fleetwood West will order, and install, the cameras. The Board authorized providing a check to Mr. Culberson for \$12,400 to purchase the cameras. Mr. Culberson is volunteering his time, and the expenditure covers the cost of purchasing the cameras and related materials required for installation.

MOTION: Cut a check for \$12,400 payable to Chris Culberson for the purchase of cameras.

The motion was seconded and approved unanimously.

TREASURER'S REPORT

Fred Coveler reported that as of today (1/8/2013) 162 owners have not paid their assessments.

Mr. Coveler passed around a draft of the annual meeting notice for the Board to review, which was approved by the Board. He stated that the 2011 and 2012 audit is anticipated to be ready in time for the annual meeting.

LANDSCAPING

Richard Ogrin reported that the Christmas decorations will be coming down as soon as weather permits. The two oak trees will be planted on January 15, weather permitting.

ALLEYS & WALLS

A light fixture on the wall was broken due to high wind and was replaced with supplies the Association had in storage.

Richard Ogrin addressed the manhole that is at the entry to the Fleetwood Oaks alley that is just west of Crossroads. The manhole is higher than the surrounding street and it has numerous cracks. Fred Coveler stated that he would call the City for the repair.

The meeting adjourned at 7:30 p.m. and went into executive session.

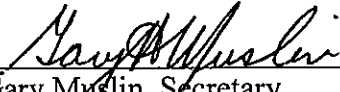
Executive Session: The following subjects were discussed in Executive Session:

1. Deed restriction violations;
2. PCMI contract

Re-convened Open Session:

An oral summary of actions taken in Executive Session was made. No expenditure of money was authorized in the Executive Session.

There being no further business, upon motion made, seconded and approved the meeting was adjourned at 7:55 p.m.



Gary Muslim, Secretary

Approved: February 12, 2013