

Fleetwood POA
Board of Directors Meeting
April 10, 2012

Board Members in attendance were:

Andy Nunmaker	Gary Muslin
Stephanie Quade	Lourez Bullock
Buddy Morgan	Arnold Milton
Mary Jane Savino	

Board Member Absent: Richard Ogrin
Barbara Riley represented PCMI

Fleetwood Resident Steve Wormald was a visitor.

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

Treasurer's Report

Treasurer Fred Coveler gave a report on the wall overpayment refund project. There has been a good response. He expressed disappointment in the small number of residents that have opted to donate their refund. Those failing to respond by the April 30th deadline will get a credit to their account. No one that has a balance will be given a refund.

Mr. Coveler stated that he signed the engagement letter for the 2011 audit with CPA Elaine Combs.

Mr. Coveler listed all the checks presented for payment. Twenty-four thousand dollars in checks are to be signed this evening with Board approval. He has authorized a payment of \$15,000 to be paid to Houston Harris Division Patrol against what is owed while the details of the contract are being worked out.

Included in the checks to be signed, was a reimbursement check for Coveler & Katz to cover expenses for material and postage for the recent mailing of the 2011 end of year financials and wall refund letter. The cost for labor and equipment was donated to Fleetwood POA by Mr. Coveler's firm.

The last item for discussion was a motion to change from Modified Cash Accounting to Accrual Accounting. Mr. Coveler stated that the switch could be effective with the ~~March~~ ^{May} 2012 financials.

A motion was made, seconded and approved to switch to Accrual Accounting.

Architectural

Lourez Bullock stated that two roof replacement requests were approved and one was denied because it was not compatible with the roofing styles of the neighborhood. The owner then changed to a tile roof which was approved.

Website/Newsletter

Mary Jane Savino renewed the website agreement with Network Solutions for one more year. The new expiration date is May 16, 2013. She recommends changing to Association Voice at the expiration of the contract in May of 2013.

Mrs. Savino has sold her home and will be leaving Fleetwood in June. She offered to stay on as a committee member to transition her replacement. The committee must be approved at a meeting and noted in the minutes in order to be protected on the D & O policy.

Security

Buddy Morgan reported that it was a quiet month. Stephanie Quade has redrafted the Security contract.

Landscape

No report due to Mr. Ogrin's absence. However, Andy Nunmaker stated Harris County replaced the damaged culvert on Highway 6 with two new culverts. The City of Houston will now maintain the ditch on Addicks-Howell since Fleetwood cleaned it. The Fleetwood landscape contractor will continue to mow the Memorial ditch adjacent to Trademark.

Walls/Alleys

Gary Muslin toured all the alleys to identify areas of damaged concrete.

By-Laws

The By-Laws rewrite will be ready to be finalized by the next meeting. Contingent upon Mrs. Quade receiving comments back from the Board members, she will have a red-lined version of the By-Laws by the May meeting.

Old Business

There being no old business, Mr. Nunmaker called for New Business.

New Business

There being no new business Mr. Nunmaker called for adjournment into Executive Session.

Prior to adjournment into Executive Session, Mr. Wormold asked to speak. Mr. Wormold asked that the Board of Directors consider 24 hour security for the community and he also asked that the park access on Trailville be publicized. After a brief discussion, the Board adjourned and went into Executive Session.

Executive Session

The following subjects were discussed in Executive Session:

1. Security Agreement-fixed fee contract to change to hourly contract
2. Negotiations with City of Houston regarding alley maintenance
3. Pending Legal Actions

4. Member delinquencies and collections.
5. Owner request to waive fees
6. Speed Bump in Walkwood alley

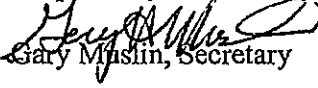
Re-convened open session:

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

A motion was made, seconded and approved to authorize Fred Coveler to determine in conjunction with Quality Concrete how much the speed bumps could be ground down without compromising the integrity of the underlying concrete. Mr. Coveler has authority to determine the amount to ~~be~~ ground down without further submission to the Board.

There being no further business, upon motion, made, seconded and approved, the meeting was adjourned at 8:50 P.M.

Respectfully submitted


Gary Muslin, Secretary

Approved

May 8, 2012