

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday, April 10, 2019

Crest Management 17171 Park Row Ste 310, Houston, Texas 77084

DIRECTORS PRESENT IN PERSON or BY TELEPHONE:

Laura Jones, Vice President, Brian Hefty, Treasurer, Sharon Swanson, Secretary and Donna Haines, Director

ALSO, PRESENT:

Lindsey Hall-Wikenczy, CMCA®, AMS® with Crest Management Company

CALL TO ORDER

With notice properly served and quorum duly established, the meeting was called to order at 6:30 PM.

APPROVAL OF MINUTES

Upon motion made and duly seconded, motion carried to unanimously approve the minutes, as presented, from the March 13, 2019 meeting.

HOMEOWNER FORUM

There were no homeowners in attendance for this meeting.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** Director Swanson reported the Committee has observed more improvements being done in the Community; however, not as many applications are being submitted.
- **LANDSCAPE & IRRIGATION:** Director Haines reported there was a change in personnel at IMS Landscape and this has caused a slight delay in some of the improvements. The Committee requested to have all of the monument lighting inspected as not all lights are coming on.
- **SECURITY:** Director Dyson was not present for this meeting.
- **TRASH SERVICE:** Director Swanson reported everything appears to be going well for the moment.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** Director Jones was in attendance but had nothing to report for this meeting.
- **TREASURER:** Director Hefty was in attendance but had nothing to report for this meeting.

FINANCIALS

Lindsey Hall-Wikenczy reviewed the March 31, 2019 financials. Total cash was noted at \$426,069.02. Total outstanding assessments for 2018 is \$11,348.62 and 2019 is \$47,604.53. The Income Statement for the same time period reflected the Association came in under budget.

2019 COLLECTIONS

The Board reviewed the Accounts Receivable report for March 31, 2019 and was advised the Certified Demand Letters for outstanding Assessments has expired. Upon motion made and duly seconded, motion passed to forward 63 accounts to the Attorney for further collection efforts.

UNFINISHED BUSINESS

Ratifications – Pursuant to the authority granted to the Directors in Article 1396-9.10 of the Texas Non-Profit Corporation Act, to act by majority written consent without a meeting, upon motion made and duly seconded, motion passed to hereby approve and confirm the following actions of said corporation:

- ✓ Barkers Landing Swim Team Signage – **APPROVED**

NEW BUSINESS

BRICK WALL POWER WASHING: The Board reviewed multiple proposals to clean the perimeter brick wall along Memorial Dr. Upon motion made and duly seconded, motion passed to approve McKenna Contracting, Inc. to power wash the brick walls for the community, along Memorial Drive only, in the amount of \$6,985.00.

ALLEY IMPROVEMENTS: The Board reviewed multiple proposals to make necessary repairs to the alleys throughout the community. Upon motion made and duly seconded, motion passed to approve Dominion Custom Homes in the amount of \$81,875.00, this bid includes:

- Repair a total of 36 broken areas
- Saw cut concrete
- Break up and remove the damaged concrete. Haul off all waste
- Install #4 rebar at 12" spacing
- Pour 3500psi concrete – 6" thick

Final authorization will be given upon receipt of Dominion Homes Certificate of Insurance reflecting General Liability, Workers Comp and Auto.

Schedule of Next Meeting – May 8, 2019 at 6:30pm.

Adjourn to Executive Session at 7:45 p.m.

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded with Executive session. Upon the adjournment of Executive Session at 9:05 p.m., list the following results:

ATTORNEY STATUS REPORT

The Board was provided the most recent status report from Holt & Young. No action was required at this time.

DEED RESTRICTION ENFORCEMENT ACTIONS

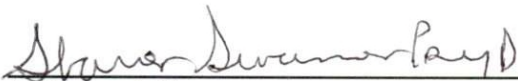
Upon motion made and duly seconded, motion passed to forward the following 17 accounts to the Association's Attorney for further action:

- | | |
|------------|---|
| 2110610021 | Replace shutters to match |
| 2110306003 | Store misc items out of public view |
| 2110102039 | Repair address marker |
| 2110102041 | Repair and paint mailbox |
| 2110102045 | Store misc items out of public view |
| | Repair/replace light pole |
| | Repair/replace mailbox |
| | Repair/replace window trim |
| | Clean mildew/residue/discoloration from brick |
| 2110101009 | Clean mildew/residue/discoloration from brick |
| 2110201014 | Store misc items out of public view |
| 2110503030 | Store misc items out of public view |
| 2110512023 | Repair/replace broken garage doors |
| | Replace rotten trim |

2110503033	Repair/replace broken garage doors
2110512018	Submit EMR form for front door color
2110305021	Trim all plants and shrubs
2110301016	Plastic mailbox
2110301015	Paint/clean gazebo fencing
2110304005	Repair/replace missing fence pickets
2110304010	Dumpster
2110301024	Store misc items out of public view

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 8:05 p.m.



Authorized Signer

5/8/19

Date