

# **FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.**

## **MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**at 6:30 P.M. Wednesday September 26, 2023**

**17171 Park Row Dr. Ste 310 Houston, Texas 77084**

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### **DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM**

Caryn Craig – In person

Anthony Choueifati, Justin Wilson, Sharon Swanson, Javier Chavez, and Dan Bonner virtually.

### **HOMEOWNERS PRESENT**

There were one homeowner present in person and none virtually.

### **ALSO PRESENT**

Blanca Galvan, CMCA, AMS, representing Crest Management Company

### **CALL TO ORDER**

With notice properly served and quorum duly established, the meeting was called to order by Director Craig at 06:41 pm

### **APPROVAL OF MINUTES**

The Board reviewed the August 22<sup>nd</sup>, 2023, minutes. A motion was made, seconded, and carried to approve the minutes.

### **FINANCIALS**

August 31, 2023, financials were presented to the Board for consideration. Director Bonner provided a summation of the balance sheet which included \$453,263.01 in the operating, \$43,441.84 in the accounts receivables leaving a total equity in the association at an estimated \$514,275.85 The Income and Expense Statement was reviewed with no questions.

### **ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS**

None

### **EXECUTIVE SESSION SUMMATION**

At the August meeting Board of Directors reviewed all delinquent accounts, deed restriction violations, and legal status reports.

### **COMMITTEE REPORTS**

#### **LANDSCAPE COMMITTEE:**

BrightView conducted their monthly inspection today 9/26<sup>th</sup>. They should have the report ready in day or two. There are some irrigation repairs that need to be made. Mulch is being planned for January, Brightview will send a bid for the Board to approve before installing. Color in flower beds will be changed out in October or November. Brightview turned in a bid to trim the trees along Crossroads North and South. The bid is for \$10,356 plus tax. Brightview also offered to trim the trees along the wall that are touching the light fixtures for free as long as its not more than 20 trees. A motion was made, seconded, and carried to approve the bid to trim the trees.

#### **SECURITY COMMITTEE-**

No current issues. Need to send cost sharing agreement to Fleetwood West.

On beat report special assignment was for when there were electrical outages on Walkwood and it was called in to assist. Deputy Galo loves our neighborhood and is leaving for another neighborhood at 59 and Hillcroft so she can have Saturdays off. She works Sat and Sunday for us (plus M-w) and was missing all family events and wants to be involved with her family and has a 1.5 year old niece.

**Walls, Alleys, Sewers, and Lights:**

Nothing to report.

**Volunteers:**

Nothing to report.

**MANAGEMENT REPORT-**

- Ms. Galvan gave a summary of the Violation Report, Homeowner Communication Log, and ACC Application report.

**OLD BUSINESS**

- Fence Policy: On Hold pending review by Directors Craig and Swanson.
- Airbnb/Rental Properties: Tabled until Director Choueifati can be at the meeting in person.
- Declining Quorum: Tabled until Director Choueifati can be at the meeting in person.

**NEW BUSINESS**

- Trash Bids: Ms. Galvan bid 5 landscape companies and got 2 bids back. One from Texas Pride with several options and one from M&M Disposal for once a week pickup for \$32/mo. and twice per week for \$37/mo. The Board reviewed all options. After discussion, Director Craig made a motion to go with Texas Pride twice weekly manual garbage pickup plus subscription recycling. The cost would be \$25 for backdoor service and \$19 for alleyway service. This will also give the homeowners the option to self-pay for recycling at \$15 with 10% community participation. The total amount of the contract will be \$113,484.
- 2022 Tax Return: The Board reviewed the 2022 tax return, they unanimously agreed to sign the return to be e-filed.
- Review/Approve 2024 Budget: The Board reviewed the 2024 preliminary budget. After discussion and some changes, a motion was made, seconded, and carried to approve the 2024 Budget.

**HOMEOWNER OPEN FORUM**

There were no questions from any of the homeowners.

**NEXT BOARD MEETING DATE**

October 24<sup>th</sup>, 2023

**ADJOURNMENT**

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session at 7:21pm

**EXECUTIVE SESSION**

The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.

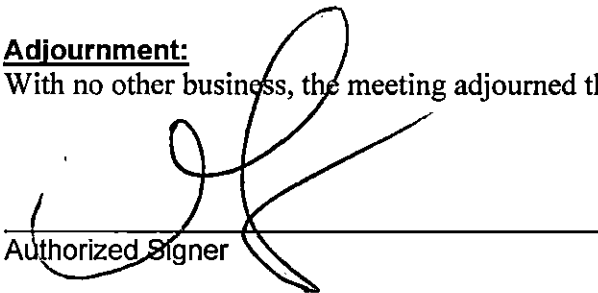
**Adjournment to Open Session:**

No Actions were taken.

**Adjournment:**

With no other business, the meeting adjourned the meeting at 7:28 pm

Authorized Signer



Date

10/24/2023