

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
at 6:30 P.M. Wednesday, November 14, 2018
Crest Management 17171 Park Row Ste 310, Houston, Texas 77084

DIRECTORS PRESENT:

Elaine Dyson, President; Donna Haines, Vice President, Brian Hefty, Treasurer and Laura Jones, Director

ALSO, PRESENT:

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

CALL TO ORDER

With notice properly served and quorum duly established, President, Elaine Dyson called the meeting 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 October 10, 2018 meeting.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** Director Swanson was not in attendance for this meeting; however, a report was provided via email that stated some homes within the community appear to have had some modifications made without approval and that applications are coming in slowly.
- **LANDSCAPE & IRRIGATION:** Director Haines reported she was happy with the recent winterization of the irrigation by the new landscaper, IMS Landscape. Ms. Haines requested an irrigation map from IMS and a meeting with them early December.
- **SECURITY:** Director Dyson reported things have been quiet in the neighborhood. The only report of concern was illegal dumping in homeowners dumpsters.
- **TRASH SERVICE:** Director Swanson provided a report to the Board concerning the trash service for the community, advising of concerns with what is and is not being picked up, homeowners lack of responsiveness with Texas Pride and billing concerns. The Board was reminded, Texas Pride will be in attendance for the December meeting to address the concerns of the community.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** Director Jones stated she received requests to have the Ivy trimmed on the wall behind Foxgate Ct. Ms. Jones also requested Management continue to follow up with the homeowner that appears to have a water leak that is draining onto the ally and could potentially become a hazard. At the request of the Board, proposals will be obtained to have the brick walls, along Memorial Dr., power washed in 2019.
- **TREASURER:** Director Hefty reported 4 accounts that have reflected an outstanding balance this year have been paid in full. Mr. Hefty also requested Management research if the 2017 Audit was completed by Elaine Combs before any signed documents are returned to Canady & Canady regarding the audit they recently completed.

FINANCIALS

Lindsey Hall-Wikenczy reviewed the October 31, 2018 financials. Total cash was noted at \$250,428.12 with accounts receivables totaling \$44,964.79. Total outstanding assessments for 2018 is \$18,723.62. Agent advised they are currently 93.8% collected for 2018 Assessments.

NEW BUSINESS

NEW CONTRACT UPDATES: The Board was advised they are satisfied with the services thus far from Elite Security and IMS Landscape.

IRRIGATION PROPOSALS: The Board reviewed several proposals from IMS Landscape for irrigation repairs. The Board requested Management obtain clarification on the locations that were referenced on the proposals before they approve any repairs. Upon motion made and duly seconded, the motion passed to table the proposals until further clarification is received and reviewed.

Schedule of Next Meeting – December 12, 2018 at 6:30pm.

Adjourn to Executive Session at 7:30 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:

HEARINGS:

ACCT#: 2110512001 – Garage Conversion: Homeowners presented their proposed plans for their current garage. The Board requested Management consult with Holt & young regarding what constitutes as a living space and if the new proposed plans would violate any of the Associations CC&R's. The committee will be advised of the Attorney's opinion once it has been provided.

ACCT#: 2110103005 – Damaged Garage Door Panel: Homeowners met before the Board regarding the notices they had received regarding a crack in their garage door. The homeowners advised they have several repair projects in the works for their house and the repair to the garage doors will be one of the last they complete. The Board granted a 3 month hold to allow the homeowners time to make the improvements.

ATTORNEY STATUS REPORT

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

COLLECTION REPORT

The Board was provided the most recent status Collection Report. No action was required at this time.

DEED RESTRICTION ENFORCEMENT ACTIONS

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


- 2110307001 Store inoperable vehicle out of public view

The Board requested a Cease & Desist be sent to the properties that have been reported (and confirmed) to be hosting as AIRBNB short term rentals.

The Board requested, when compliance inspections are conducted, only basketball goals that are damaged be addressed, there is no need to address goals that are in good condition that may be missing a net.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 9:10 p.m.



Authorized Signer

12/12/18

Date