

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING
at 6:30 P.M. TUESDAY AUGUST 27, 2024
17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Jen Gresley, Charlie Menefee, and Anthony Chouefati in person; Justin Wilson and Andrea Kunkel joined virtually.

HOMEOWNERS PRESENT

There were two homeowners present.

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 Ms. Galvan at 06:33 pm

APPROVAL OF MINUTES

The Board reviewed the July 23, 2024, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

Ms. Galvan presented the end of June financials. She noted there were \$585,170.76 total in the Cash accounts and CD's. There is still \$18,430.06 of 2024 receivables. She reviewed the income statement. The Board asked Ms. Galvan to get a recommendation on opening a reserve account instead of keeping all funds under their cash accounts.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

- None

EXECUTIVE SESSION SUMMATION

A summary of the July 23rd executive session was given.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

- Director Swanson was not able to attend the meeting, no report given

SECURITY COMMITTEE-

- Director Gressley was present but no report was given. Security to be discussed in executive session.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

- Ms Galvan presented a request from a homeowner for the speed bumps in the alleys to be repaired or replaced. The Board discussed the matter and concluded that with the issues of people pulling up and removing speed bumps this would not be a good way to spend association funds.

VOLUNTEERS:

- Nothing to report.

Violation Report:

- Nothing to report.

MANAGEMENT REPORT

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

OLD BUSINESS.

- Fence Policy: On Hold pending review by Directors Swanson.
- Website Updates: Ms. Galvan requested the Fleetwood POA website be updated to remove the old ACC application. The Board agreed to remove the form and to add a link to the Crest website. Ms. Galvan will reach out to Karen Lackenby.

NEW BUSINESS

- Document Storage: The Board asked to find out how many boxes of records are being stored by Crest they can possibly move some boxes out of Crest storage and into the associations storage.
- Christmas Decorations: The Board reviewed 3 bids presented for Christmas decorations. The Board asked Ms. Galvan to get a bid from Texscapes and this would be voted on via email.

OTHER BUSINESS

- Bandit Signs: The Board asked Ms. Galvan to have the landscape company pull out and dispose of all bandit signs placed near the entrances to the community.

HOMEOWNER OPEN FORUM

- Nothing from the homeowners present.

NEXT BOARD MEETING DATE

September 24, 2024

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session at 7:17pm

EXECUTIVE SESSION

- A hearing was held for account number 211061006 regarding an RV being rented out from the home. The homeowner explained that they do rent the RV out but that its not often and in total the RV has only been at the home for about 10 days total in the last year not to include time after the storm when their power was out. The Board asked Ms. Galvan to find out from the attorney if this classifies it as a business and if that falls into the current deed restrictions.
- The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.
- The Board reviewed the Constable contract and compared prices and service to the bid received from Frizell. After discussion a motion was made, seconded, and carried to approve the Constable contract but to continue searching for other possible services.

ADJOURNMENT

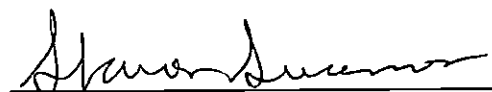
There being no further business to discuss, a motion was made to adjourn back into open session at 8:18pm

Adjournment to Open Session:

After discussion a motion was made, seconded, and carried to send four (4) accounts to the attorney for Deed Restriction Enforcement.

Adjournment:

With no other business, the meeting adjourned the meeting at 8:20 pm



Authorized Signer

9/24/24

Date