

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

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

**at 6:30 P.M. Wednesday November 28, 2023**

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

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

Caryn Craig and Sharon Swanson in person; Javier Chavez, Anthony Choueifati and Dan Bonner virtually.

### **HOMEOWNERS PRESENT**

There were no homeowner on virtually or in person.

### **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 06:33 pm

### **APPROVAL OF MINUTES**

The Board reviewed the October 18, 2023, minutes. A motion was made, seconded, and carried to approve the minutes.

### **FINANCIALS**

October 31, 2023, financials were presented to the Board for consideration. Director Craig provided a summation of the balance sheet which included \$404K in the operating account. All of the revenue for the year has been collected and there is approximately \$40 in accounts receivables with approximately \$27k being legal fees.

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

None

### **EXECUTIVE SESSION SUMMATION**

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

### **COMMITTEE REPORTS**

#### **LANDSCAPE COMMITTEE:**

Flowers for November have been installed. There are some sprinklers that are running for too long, will talk to Yuri about adjusting them. Only thing pending right now is the stump removals.

#### **SECURITY COMMITTEE-**

The Constables have not found a replacement for Deputy Gallo; she will stay on until they do.

There have been some family issues reported but nothing that involved the neighborhood.

There was a dog who bit a person but that is an owner to owner civil matter.

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

The wall that separates Fleetwood from Marywood has been inspected and needs a lot of work in order to secure it and make sure it doesn't fall. The Board asked Ms. Galvan to reach out to the associations attorney to see what liability there is if the Marywood side falls while Fleetwood does repairs to their side.

#### **Volunteers:**

Nothing to report.

**MANAGEMENT REPORT-**

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

**OLD BUSINESS**

- Amended and Restated Bylaws: After discussion a motion was made, seconded, and carried to approve the Amended and Restated Bylaws.
- Fence Policy: On Hold pending review by Directors Craig and Swanson

**NEW BUSINESS**

- Homeowner Trees: It was brought up by the ACC that many trees are being taken down and not replaced. The Architectural Guidelines address the need to replace trees when taken at but does not go into detail. Jen Gresley wanted to add "For every tree removed, a replacement tree must be planted. The replacement tree must be in the same yard (i.e. front or back) unless approval is granted by the ACC but does not need to be in the same location within the yard. Replacement trees must be at least 6' in height once planted and 2.5" in trunk diameter but may be a different species. The replacement tree is expected to be planted within 6 weeks of the removal of the original tree." After discussion the Board unanimously agreed it wasn't necessary since it is already addressed in the guidelines.

**HOMEOWNER OPEN FORUM**

There were no homeowners present.

**NEXT BOARD MEETING DATE**

January 23<sup>rd</sup>, 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 7:13pm

**EXECUTIVE SESSION**

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

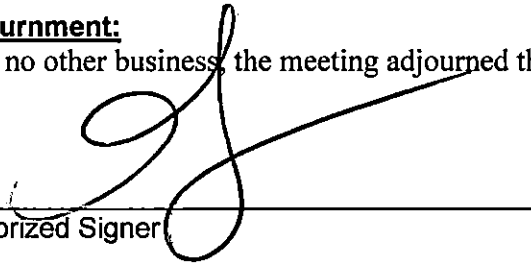
**Adjournment to Open Session:**

No actions were taken,

**Adjournment:**

With no other business, the meeting adjourned the meeting at 7:33 pm

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Authorized Signer



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Date

1/23/2024