

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday, August 14, 2019

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

DIRECTORS PRESENT IN PERSON or BY TELEPHONE:

Elaine Dyson, President, Laura Jones, Vice President, 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 July 10, 2019 meeting.

HOMEOWNER INPUT

There were no homeowners in attendance.

HOMEOWNER HEARING

The Board met with a resident to discuss the denial of the color of their front door. The Board requested the homeowner submit a photo of the paint on the door next to the paint chip. Once the Board has been able to compare the paint on the door with the paint chip, they will submit a decision to the owner.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** Director Swanson reported there have not been many applications to review for the past month. The Committee is requesting all paint applications include the finish of paint.
- **LANDSCAPE & IRRIGATION:** Director Haines reported concerns with the condition of the grass on the esplanades as they appear to be extremely dry. At the request of the Committee, a meeting will be requested with I.M.S. Landscape to go over some concerns with their current service.
- **SECURITY:** Director Dyson reported there have been several vehicles broken into.
- **TRASH SERVICE:** Director Swanson stated service has improved.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** Director Jones reported two concerns have been brought to the attention of the Committee and are being handled with the contractor, Dominion Homes.
- **TREASURER:** Director Hefty was not in attendance for this meeting.

FINANCIALS

Managing Agent reviewed the July 31, 2019 financials. Total cash was noted at \$332,991.91. Total outstanding assessments for 2019 was reported as \$23,577.00. The Income Statement for the same period reflected the Association came in over budget largely due to the alley improvements and landscape improvements.

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:

- I.M.S. Landscape: Irrigation Repairs, no more than \$400.00 – **Approved**

NEW BUSINESS

- **Crest Management Contract:** Upon motion made and duly seconded, motion carried to table this matter to allow the Board more time to review the contract for 2019-2020.
- **Declaration Amendment Discussion – Short Term Leases:** The Board reviewed the proposed Amendments to Regulate Leasing Lots and asked that Holt & Young revise the original to reflect the edits and return it to the Board for further review.
- **Fleetwood POA Taxes & Audit:** Upon motion made and duly seconded, motion carried to table this matter until Board Treasurer, Director Hefty, has reviewed and approved.
- **Foreclosure and Enforcement Actions:** Upon motion made and duly seconded, motion carried to approve the Association’s Attorney to proceed with Foreclosure Actions on the following accounts:

- 2110301008
- 2110301009
- 2110301011
- 2110301013
- 2110102057
- 2110306020
- 2110306022
- 2110511028
- 2110503043
- 2110512023
- 2110303011
- 2110512021
- 2110503033
- 2110512026
- 2110104021

Upon motion made and duly seconded, motion carried to forward the following accounts to the Association’s Attorney to pursue the deed restriction violations noted on the enforcement action report:

- 2110307001
- 2110306006
- 2110307008
- 2110305002
- 2110102041
- 2110101013
- 2110503033
- 2110303004
- 2110303010
- 2110103007
- 2110610006
- 2110103014

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded with Executive Session. Upon the adjournment of the Executive Session at 7:40 p.m., list the following results:

ATTORNEY STATUS REPORT

The Board was provided the most recent status report from Holt & Young.

Schedule of Next Meeting – September 11, 2019 at 6:30pm.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 8:48 p.m.



Authorized Signer

9/11/19

Date