

**MINUTES OF THE ANNUAL MEETING OF THE MEMBERS
FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.
FEBRUARY 28, 2013**

The meeting was held at BridgePoint Bible Church, 13277 Katy Freeway, Houston, TX 77079 and was called to order at 7:00 p.m. by President, Andy Nunmaker.

A quorum was confirmed by the Association's management company, Mr. Nunmaker welcomed the attendees and thanked Pastor Tom Douthit for making the church facilities available for the Association's use .

Mr. Nunmaker explained the purpose of the meeting being to have the annual meeting of the members of the Association as required under the Association's bylaws and to elect directors.

There were three directors to be elected to fill expiring and open positions for a two-year term and there were three proposed candidates to fill those positions on the official Association ballot, Lourez Bullock, Gary Muslin and Phyllis Weller. Mr. Nunmaker asked if there were any floor nominations and there were none. A motion was made by Mr. Nunmaker that the three named candidates therefore be deemed elected to the Board by acclamation. The motion was seconded and approved by the members. There being no objection, Mr. Nunmaker congratulated the new members on their election.

It was requested that the distributed minutes of the prior Annual Meeting, held on January 26, 2012, be approved. A motion to accept the minutes as written was made, seconded and approved by the members.

It was requested that the distributed minutes of the Special Meeting held on July 19, 2012, be approved. A motion to accept the minutes as written was made, seconded and approved by the members.

Mr. Nunmaker then introduced the current members of the Board of Directors.

Fred Coveler, board member and Treasurer of the Association, reviewed the audited financial statements for 2012 that had been prepared by Elaine Combs, CPA and auditor for the Association. Mr. Coveler also reviewed the 2013 Annual Budget and answered members' questions. He stated the Board was actively pursuing delinquent accounts and offered payment plans when needed. Mr. Coveler then gave details regarding certain expenses, the voluntary security contributions, the Special Wall Assessment and the Fleetwood Festival.

Mr. Nunmaker stated that the Board had two main goals for 2012; to bring the wall project to a close and refund the excess remaining funds to the homeowners and to revise the by-laws of the Association and was pleased to report that both goals had been met.

Mr. Nunmaker stated that Fleetwood had become involved with the Memorial Super Neighborhood Association and had agreed to cooperate with Fleetwood West to install and monitor camera surveillance equipment at the entrances to Fleetwood.

Mr. Nunmaker stated that for 2013 the Board would be working, in conjunction with the Memorial Super Neighborhood Association to study drainage problems in Fleetwood. The condition of the alleys was discussed and the efforts to get the City of Houston to accept responsibility for their repair, which has been almost impossible. It was estimated that alley replacement and repairs would cost several hundred thousand dollars.

Mr. Nunmaker stated that during 2013 the Association intended to revise its ACC Guidelines which are outdated. He also plans to hold two Town Hall meetings during the year to improve community involvement

Several members posed questions that were answered by Mr. Nunmaker, or other board members.

There being no further business to be transacted, the meeting was adjourned at 8:20 p.m..

Respectfully submitted,



Gary Muslim, Secretary

Approved at Members Meeting held on February 27, 2014.