

Fleetwood POA, Inc.
Minutes – Board of Directors Meeting
December 18, 2012

Board Members in attendance were:

Andy Nunmaker	Buddy Morgan
Stephanie Quade	Lourez Bullock
Richard Ogrin	Fred Coveler

Board Members absent:

Gary Muslin

Barbara Riley represented PCMI

The meeting was called to order at 6:30 p.m.

Minutes for August, October, and November were presented and approved.

PRESIDENT'S REMARKS

Andy Nunmaker recently attended the Energy Corridor meeting and the Super-Neighborhood meeting. Closing Addicks-Howell Road south of Memorial Drive was discussed. This could give Fleetwood access to Addicks-Howell Road and therefore Terry Hershey Park.

The Memorial Drive Reconstruction Project was discussed at the Super-neighborhood meeting. The project has been put on hold and Randy Jones asked that communities send letters in support of the project; otherwise the project may be pushed back for years. Mr. Nunmaker asked for, and received, approval to send a letter to show solidarity with the Super-neighborhood.

The transformation of the Fleetwood Newsletter to electronic form is nearing completion. Mr. Nunmaker will take responsibility for putting out signs notifying Fleetwood residents of the change and to access the newsletter via the Fleetwood web site.

SURVEILLANCE CAMERA PROJECT

Stephanie Quade is in the process of seeking proposals for installation and monitoring of surveillance cameras. She found one company to be unacceptable and another with a wireless access, password protected system is preparing a proposal. The Board is ready to move forward with the project. The pros and cons of cooperating with Fleetwood West were discussed. It was stated that Fleetwood POA would own the cameras at its entrances.

Motion: To agree to move forward in conjunction with Fleetwood West with installation of cameras at all entrances of Fleetwood and Fleetwood West.

Motion: To create a Camera Liaison Committee to work with Fleetwood West on the Camera Project.

Motion: Appoint Stephanie Quade, Buddy Morgan, and Andy Nunmaker to the Camera Liaison Committee.

All three motions were made, seconded, and approved unanimously.

ARCHITECTURAL CONTROL

Lourez Bullock reported that Randall Skiff has moved and is no longer on the committee. It was discussed that a third member was needed and several names were mentioned.

Mrs. Bullock stated that she had five ACC applications this month. Three applications were routine two others were more involved but were approved after assurances that the construction complied with the ACC guidelines.

CONTRACTS

Stephanie Quade presented the new collection policy for approval.

MOTION: To approve the revised collection policy as written. The motion was seconded, and unanimously approved.

The PCMI renewal contract was presented for renewal with a 4% increase on the base rate. The contract has a 30 day notice of termination which may be given at any time.

MOTION: Motion was made, seconded, and approved to renew the PCMI three-year contract with a base rate of \$1456 per month with a 30 day termination notice which may be given at any time.

LANDSCAPE

Richard Ogrin reported that the two dead oak trees on Memorial Drive will be replaced in January at no cost to the association..

TREASURERS REPORT

Fred Coveler brought up the matter of the annual gifts for the security company personnel. It was agreed to give Nancy Hill \$700 and the new guard, Omar Villarreal \$100.

Mr. Coveler stated that 2013 delinquent notices will be mailed in compliance with the Association's Collection Policy. The first letters will be demand letters, not reminders to save Association funds. The letters should have the Property Code 209 language

contained in the body of the letter. If accounts are not paid by March 18th, they will go to the association's attorney for collection.

Mr. Coveler presented a revised budget for Board approval.

MOTION: Approve the 2013 revised budget.

The motion was seconded and carried unanimously.

Mr. Coveler stated that receivables are down to \$21,800 largely due to writing off uncollectible fees due to a foreclosure. He also stated that he would like the 2012 audit completed in time for the annual meeting on February 28th, if possible.

NEW BUSINESS

Barbara Riley is to get proposals from attorneys for legal services for the association.


Barbara Riley is to provide information regarding the billing procedures for PCMI.

Andy Nunmaker will contact Bridgepoint Church to arrange for use of the church hall for the annual meeting.

With no further business to discuss in regular session, the meeting adjourned and went into executive session.

Items discussed in executive session were deed restriction violations and the PCMI contract.

The reconvened meeting of the Board of Directors adjourned at 8:00 p.m.



Gary Muslim, Secretary

Jan 8, 2013
Date Approved