

FLEETWOOD PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday, October 9, 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 6:57 PM.

APPROVAL OF MINUTES

Upon motion made and duly seconded, motion carried to unanimously approve the minutes from the September 11, 2019 meeting.

HOMEOWNER INPUT

The Board addressed questions concerning the foreclosure process and architectural requirements.

OPEN SESSION

COMMITTEE REPORTS

- **ACC:** Director Swanson reported there have been minimal applications received in the past month. The Committee is temporarily being updated to include Donna Haines and Laura Jones.
- **LANDSCAPE & IRRIGATION:** Director Haines reported she had met with a representative from IMS Landscape to discuss ongoing concerns.
- **SECURITY:** Director Dyson reported there was one known break-in and Law Enforcement is investigating.
- **TRASH SERVICE:** Director Swanson stated there were no concerns to report.
- **WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:** Director Jones reported one homeowner reported alleged damage to his A/C Unit while the alleys were being repaired. Management will contact the contractor concerning this matter and request they notify their insurance carrier regarding this matter.
- **TREASURER:** Director Hefty was not in attendance for this meeting.

FINANCIALS

Managing Agent reviewed the September 30, 2019 financials. Total cash was noted at \$252,369.47. Total outstanding assessments for 2019 was reported as \$18,312.61. 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:

- Acct: 2110511028 Fee Waiver Request – **Approved**
- Perimeter Fence Repairs: D&C Contracting, \$3,420.00 - **Approved**

NEW BUSINESS

- **Landscape Contract:** The Board reviewed the proposed landscape renewal contract from IMS Landscape. Upon motion made and duly seconded, motion passed to table the discussion until a later meeting.
- **Declaration Amendment Discussion – Short Term Leases:** The Board reviewed the proposed Amendments to Regulate Leasing Lots and asked that Holt & Young define "lots" so there is no confusion as to the number of individuals permitted to live or stay on the property.
- **2020 Budget:** The Board reviewed the preliminary budget for 2020. Upon motion made and duly seconded, motion passed to adopt the budget, with a 5% increase in assessments (2020: \$735.00).
- **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:

2110307008

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:

None currently

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded with Executive Session. Upon the adjournment of the Executive Session at 8:40 p.m., list the following results:

ATTORNEY STATUS REPORT

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

DEED RESTRICTION REPORT

The Board was provided the Deed Restriction report from the October 7, 2019 inspection. The Board had some questions regarding some of the violations which Management will research and update

Schedule of Next Meeting – November 13, 2019 at 6:30pm.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 8:50 p.m.



Authorized Signer

11/13/19

Date