

Fleetwood POA, Inc.
Minutes – Board of Directors Meeting
March 12, 2013

Board Members in attendance were:

Andy Nunmaker
Stephanie Quade
Fred Coveler

Phyllis Weller
Lourez Bullock
Gary Muslin

Richard Ogrin

Barbara Riley represented PCMI.

The first order of business was to elect officers for the new term.

Andy Nunmaker is President
Stephanie Quade is Vice President
Fred Coveler is Treasurer
Gary Muslin is Secretary

PRESIDENT'S REMARKS

Andy Nunmaker reported that the annual meeting went well. Homeowners contributed a number of excellent comments.

He stated that in the future he will advertise in every newsletter the need for volunteers to serve on the Board.

Mr. Nunmaker plans to have two town hall meetings this year. The first will be in May. He will email the Board with possible dates.

Mr. Nunmaker asked for approval to donate \$100 to Bridgepoint Church.

Motion: Donate \$100 to Bridgepoint Church in appreciation for the use of the meeting room for the annual meeting.

The motion carried unanimously.

Next Mr. Nunmaker stated that he, Phyllis Weller, Stephanie Quade will meet with Chris Culberson tomorrow (March 13, 2013).

ARC

Lourez Bullock had eight requests for the month including a request for a pool, a play set and a foundation repair. Foundation repairs do not require ARC approval.

Mrs. Quade stressed that all approved ARC applications should be signed.

LANDSCAPE

Richard Ogrin reported that he is having all controllers replaced with Hunter controllers. All controllers are now the same type.

SECURITY

Phyllis Weller reported that she is getting daily reports form HHDP. She met with Nancy Hill and Nancy is training the new armed guard. HHDP has provided a "new" truck with 116K miles.

Mrs. Weller stated that she wants to reach out to adjacent communities regarding security. She also would like to form a security subcommittee. She is reviewing how guards spend their time and evaluating what can be eliminated and what can be added.

Fred Coveler reported that he spoke with Alvaro Morales of HHDP regarding contract renewal. The contract terms will be a flat \$7500 per month for two armed guards. Nancy will receive 4 weeks vacation per year. If a new contract is signed, HHDP will provide a new vehicle for Fleetwood.

ALLEYS

The Foxgate Ct alley is deteriorating. Fred Coveler stated that the alleys are not the responsibility of Fleetwood. The cost for repairing the alleys is approximately a half million dollars. Andy Nunmaker will speak with Mr. Pennington at the City of Houston regarding the alleys. Stephanie Quade will provide Andy all the information she has regarding the alley ownership.

MISCELLANEOUS

Andy Nunmaker will draft a letter to homeowners requesting donations.
Barbara to provide the number of emails turned in at the annual meeting.
Fred Coveler stated that demand letters for delinquent accounts will go in the mail this week.

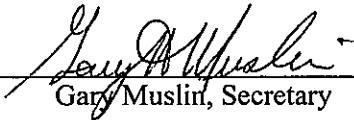
Stephanie Quade requested a copy of the modified 60 day letter and a copy of a resale certificate.

EXECUTIVE SESSION

The Board adjourned into Executive Session.

Executive Session then adjourned and the Regular Session reconvened. An oral summary of topics of discussion in Executive Session was presented. No decisions were made, nor expenditure of funds authorized in Executive Session.

The March meeting adjourned at 7:50 p.m.



Gary Muslin, Secretary

April 9, 2013
Date Approved