

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Tuesday, April 13, 2021

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE: Donna Haines, Sharon Swanson, Jesse Soto, and Dan Bonner.

ALSO, PRESENT: Jessica Loving, CMCA (Certified Manager of Community Associations) representing 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 from the March 9, 2021, meeting.

HOMEOWNER INPUT

There were two homeowners present and the following was discussed:

- Communication
- Welcome Packets
- Documents
- Purpose of Amendment to Restrictions

FINANCIALS

Agent reviewed the February 28, 2021, financials report. Total cash was noted at \$583,115.26. Total outstanding assessments for 2021 was reported as \$55, 531.92. Discussion of lack of timeliness, management to ensure financials are complete on time.

OPEN SESSION

COMMITTEE REPORTS

- ***ACC:*** Director Swanson reported in the past month there were 12 applications submitted. Out of the 12 applications; 7 were approved, 1 were denied and 4 was awaiting a decision. Director Swanson requested that the request for a survey be removed from certain applications.
- ***LANDSCAPE & IRRIGATION:*** Director Haines provided her report prior to the meeting. Her report is as follows:
 - *March Irrigation and repair bid (including January repairs) approved via e-mail; repairs January–March were completed 4/7*
 - *1Bid for deep root feeding Oak Trees esplanades, Memorial and Cul-de-sacs received and sent to board for opinions on 3/26*
 - *No insurance coverage on plants that were freeze damaged.*
 - *Pressed BV on flowers- will be zinnias in front and light green coleus in back to be installed 4/16*
 - *Mulch, Crepe Myrtle Fertilization and Trimming March: Beds and ground cover fertilization; Tree fungicide and insecticide Crepes and Trees, and Crepe Myrtle trimming*
 - *Next irrigation inspection will take place on April 30.*
- ***COURTESY OFFICERS:*** Director Craig was absent.
- ***TRASH SERVICE:*** Director Swanson reported that no reports on missed service this month.
- ***WALLS, STREETS, ALLEYS, SEWERS & LIGHTS, MISC:*** Director Soto was provided the keys to the storage. Director Bonner reported he has 5 partial lights at his home; 3 complete in the

storage; Director Bonner will provide the lights to Director Soto. Director Soto will assess lights along Memorial.

- **TREASURER:** Director Bonner requested the option to switch the financials from cost to accrual basis. Management will request the changes.

2021 COLLETION

No Collections Report this month.

BUSINESS

- **ACC Update (Yard Signs):** Upon motion made and duly seconded, motion passed to table the Yard Sign discussion.
- **Alley Repairs:** Upon motion made and duly seconded, motion passed to table the alley repair discussion until final two bids received.
- **Amendment Ratification Committee:** Management will work with assistant on list of owner spreadsheet.
- **Update Banking Signature Cards:** Management will contact New First Bank to get process on changing signature cards.
- **Towing Policy/:** Upon motion made and duly seconded, motion passed to table the Towing Policy Discussion.
- **Ratifications of decisions made between meetings.**
 - **Brightview Irrigation Repairs:** Upon motion made and duly seconded, motion passed to approve the Irrigation repairs in the amount of \$1, 330.05.
- **Foreclosure and Enforcement Actions:** Upon motion made and duly seconded, motion carried to approve management to forward the following accounts to the attorney:
 - 2110102014
 - 2110102042
 - 2110102043
 - 2110103007

And for the attorney to proceed with foreclosure on the following accounts:

- 2110102057
- 2110511001
- 2110511027
- 2110306017
- 2110307001

EXECUTIVE SESSION

The Board adjourned the open session of the meeting and proceeded into Executive Session. Upon the adjournment of the Executive Session at 7:45 p.m., list the following results:

ATTORNEY STATUS REPORT

The board was provided the latest status report for Holt and Young and Gregg and Gregg. Management to request pricing information from Greg and Greg.

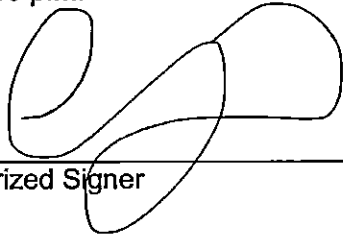
DEED RESTRICTION REPORT

The board was provided the most recent deed restriction report. Board requested a final demand to be sent to account 2110301014.

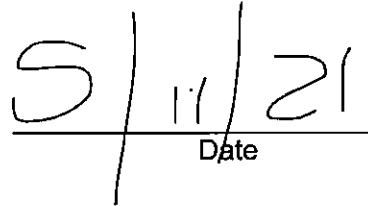
Next Meeting Date –May 11, 2021, at 6:30pm.

ADJOURNMENT

There being no further business to come before the Board, a motion was made to adjourn the meeting at 10:00 p.m.

A handwritten signature consisting of several overlapping loops and curves, written in black ink.

Authorized Signer

A handwritten date '5/11/21' written in black ink, with vertical lines separating the month, day, and year.

Date