

Fleetwood POA, Inc.  
Minutes – Board of Directors' Meeting  
February 12, 2014

Board Members in attendance were:

Andy Nunmaker  
Gary Muslin  
Phyllis Weller  
Lourez Bullock

Fred Coveler  
Stephanie Quade  
Richard Ogrin

Liz Trapolino represented Crest Management Company

A quorum of Directors being present, the meeting was called to order at 6:30 p.m.

A motion was made, seconded and carried to approve the minutes of the January 8, 2014 Board meeting.

PRESIDENT'S REMARKS

Mr. Nunmaker opened the meeting by thanking all board members for their service to the community and advised that he has enjoyed working with this board and feels that they have accomplished the goals set out for their terms.

COMMITTEE REPORTS

ACC:

Ms. Bullock advised that all ACC applications were up to date.

CONTRACTS & LEGAL LIAISON:

Ms. Quade reported that a lawsuit filed by a resident against the Association was non-suited by the plaintiff, the paperwork signed by the judge and the case has been disposed of.

Ms. Quade reported that the minutes of this February 12, 2014, Board Meeting will need to be approved by the unanimous written consent of the current Directors, so that the newly constituted Board will not be required at their March 2014 meeting, to approve minutes of a meeting that they did not attend. The minutes of this meeting will be circulated to all directors for review and signature prior to the 2014 Annual Meeting.

Ms. Quade discussed the need to rescind the current Deed Restriction and Enforcement Policy since it did not comply with current law.

LANDSCAPE:

Mr. Ogrin advised that the tree trimming along Memorial Drive will be completed by the end of the week.

SECURITY:

Ms. Weller advised she is continuing to work with the security company in obtaining a new vehicle for the community.

Ms. Weller proposed the purchase of additional signage to be installed throughout the community. A motion was made, seconded and carried to approve. The funds for the additional signage will be taken from the security contribution fund.

TRASH SERVICES, WALLS, STREETS, ALLEYS, SEWERS & LIGHTS:

Mr. Muslin advised that the report regarding repairs to the alleys was not yet available as the contractor was behind due to recent inclement weather.

Mr. Muslin will meet with the contractor to have the wall lamp bulbs replaced. He will also request the contractor to check wiring for each lamp.

Mr. Coveler advised that the recent issues with the transition to WCA appear to now be resolved.

The Board discussed the issues with and along the wall on Addicks Howell behind Fleetwood. Mr. Nunmaker advised he would contact Steve Radack's office and request assistance regarding the overgrown vegetation and graffiti.

TREASURER:

Mr. Coveler discussed the December 31, 2013 financials provided by Crest Management as well as the 2013 audited financials provided by Elaine Combs, CPA.

Mr. Coveler informed the Board that the notice of the Annual Meeting, together with the new security stickers, had been mailed on February 8, 2014.

The Agenda for the Annual Meeting was reviewed and discussed.

Photos and information regarding the continued rapid construction pace in the Energy Corridor was provided and discussed.

A discussion was had regarding advertising in the Fleetwood Newsletter and it was decided and agreed to remove all advertising from the newsletter since there is no more printing and distribution costs that need to be covered.

Mr. Coveler reminded Crest Management and the Board that new bank account signature cards needed to be signed as soon as the new Board members have been elected and new officers chosen.

A discussion was held regarding the Fleetwood Festival funds now held in the Association's bank account and the Board's intent to move those funds to the Fleetwood Festival Committee.

OLD BUSINESS:

Upon motion made, seconded and approved, the Architectural and Landscape Guidelines were adopted.

NEW BUSINESS:


1. Upon motion made, seconded and approved, the revised Access, Production and Copying Policy was adopted.
2. Upon motion made, seconded and approved, the revised Document Retention Policy was adopted.
3. Upon motion made, seconded and approved, the Rescission of Deed Restriction Enforcement Policy was adopted.

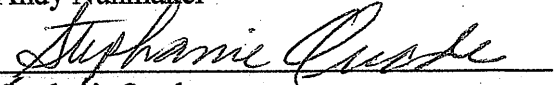
EXECUTIVE SESSION:

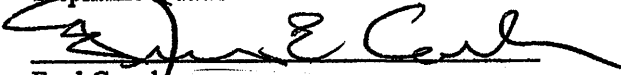
The Board did not adjourn into Executive Session.


There being no further business, upon motion, made, seconded and approved, the February 12, 2014 Board meeting was adjourned at 8:25 p.m.

APPROVED by the unanimous written consent of the Board of Directors pursuant to the authority vested in the Board in Texas Property Code §209.0051.


  
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