

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday November 29, 2022

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Sharon Swanson, Caryn Craig in person
Justin Wilson, Dan Bonner and Donna Haines, virtually

DIRECTORS ABSENT

Jesse Soto

HOMEOWNERS PRESENT

There were 3 homeowners present in person and virtually.

ALSO PRESENT

Blanca Galvan, CMCA, AMS, representing Crest Management Company

CALL TO ORDER

With notice properly served and quorum duly established, the meeting was called to order by Director Craig at 7:21 pm

APPROVAL OF MINUTES

The Board reviewed the October 25, 2022, minutes. The Board found some changes needed and tabled the approval for the next meeting after Ms. Galvan makes the changes.

FINANCIALS

End of month October 2022 financials were presented to the Board for consideration. Director Bonner provided a summation of the balance sheet which included \$392,350.05 in the operating, \$43,022.89 in the reserve accounts, and total equity in the association at an estimated \$433,503.84, and a review of the income and expense statement.

RATIFICATIONS

A motion was made, seconded, and carried to ratify the following votes made in between meetings:

- a. Dying Tree Removal, Brightview - \$925.23
- b. Tree Pruning, Brightview - \$3818

EXECUTIVE SESSION SUMMATION AND INITIATION OF ENFORCEMENT ACTIONS

The Board of Directors reviewed all delinquent accounts and at this time there are no further collection enforcement actions to be taken on any accounts. The Board of Directors reviewed uncured deed restrictions and will approve enforcement actions in open session.

INITIATION OF ENFORCEMENT ACTIONS

A motion was made, seconded, and carried to approve the following accounts for expedited foreclosure. 2110610027, 2110610016, and 2110512024

COMMITTEE REPORTS

LANDSCAPE COMMITTEE-Director Haines reported the bid for the Wedelia's had come out to \$552 more than what the Board originally approved and asked if the Board would approve the additional cost. A motion was made, seconded, and carried to approve the additional \$552.

Irrigation:

Nothing to report

Landscape Maintenance:

The trees along Memorial Dr are scheduled to be trimmed the 1st week of December. The Dianellas had been added to the flower beds. The hornet infested tree had been taken down.

Outstanding issues:

The Christmas lights at the Southside entrance were not on. The Board asked if Brandon with Sixth Man Construction could be sent out to check out the outlets.

Next Irrigation Inspection: TBD

SECURITY COMMITTEE- Director Swanson reported

The Flock contract had been reviewed by the attorney. Everything looked good and she was ready to move forward. A motion was made, seconded, and carried to approve the Flock Security Contract.

The Board discussed switching from the Constable contract to Private security. The largest concern is the costs. Some homeowners were willing to donate funds for private security. The Board asked Ms. Galvan to get the attorney's opinion on the legality of taking donations to pay for security contract.

VOLUNTEER COMMITTEE- No report given.

The Board would like a list of the record retainment policy and a list of what records Crest has stored for the association.

MANAGEMENT REPORT-

- o No report was given.

OLD BUSINESS

- o Basketball Goals: Tabled to the next meeting
- o The Fence Policy: Tabled to the next meeting.
- o Towing Policy: Tabled to the next meeting
- o Appointment of Vacant Seats: The Board discussed the potential of there being 2 vacant seats in addition to the 3 positions up for re-election. The Board asked Ms. Galvan to look into how many members are needed to complete the Board. They also discussed sending out an email blast letting the community know about the potential vacant seats.

NEW BUSINESS

- o Audit Bids: The Board agreed to review the bids and vote via email.
- o

Next Board Meeting Date –Scheduled for February 28th, 2023

HOMEOWNER OPEN FORUM

No comments from the homeowners.

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn the general session meeting at 7:47 p.m.

EXECUTIVE SESSION

The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.

Adjournment:

With no other business, the meeting adjourned to General Session at 8:11 pm

A motion was made, seconded, and carried to approve the following actions:

- Account No. 2110307003, 2110102043, and 2110102055 proceed with expedited foreclosure.
- Account No. 2110503038 proceed with and enforcement lawsuit
- Account No. 2110503024 close at attorney's office.

With no other business to discuss the meeting was adjourned at 8:12 pm.



Authorized Signer

1/24/2003

Date