

**Fleetwood Property Owners Association, Inc.**  
**2020 Annual Meeting of the Members**  
**February 25, 2020**

The Annual Meeting of Members of Fleetwood Property Homeowners Association, Inc. was held on the above date at Wolfe Elementary School located at 502 Addicks Howell Rd., Houston, Texas 77079.

**Confirmation of Quorum:** A quorum was confirmed in person or by proxy by the Association's management company, Crest Management.

**Call to Order:** Due notice having been given and a quorum being present, the meeting was called to order at 7:08 p.m.

**Introductions:** Board members present were Elaine Dyson, Laura Jones, Sharon Swanson, Brian Hefty and Donna Haines. Holt and Young representative Attorney Luke Tollett. Crest Management representatives in attendance were Jessica Loving, Katie Lossow, and Maria Canuto

**Proposed Amendment Discussion:** Attorney Luke Tollett discussed the reasoning behind the Proposed Short-Term Rental Amendment. He provided details on sections A-I and had a Q&A with the homeowners. Provided ways of reporting after Amendment passes.

**Approval of Minutes:** The 2019 Annual Meeting minutes were provided in written format. Motion was made to accept the minutes. The motion was seconded and carried.

**State of the Association:**

- **Director Dyson**

- Advised the members of the increased mail theft crime all over Houston in 2019
- Installed blue lights in place of previous red lights by entrance security cameras.
- HPD has taken over the night shift as Courtesy Officers, Daytime security will remain the same.
- HPD will have Courtesy Officer phone at night.
- Crime has been minimal; however, residents are reminded to lock their car doors

- **Director Jones**

- Provided an update regarding the alley's and brick perimeter walls, alley repairs were completed in 2019. Brick wall repair after damage in December will be repaired soon.
- Informed the owners to report lights out along the brick wall on Memorial Dr, to Crest Management.

- **Director Swanson**

- No major issues since Hurricane Harvey
- Minor Issues with backdoor service have been resolved
- Informed owners to contact Crest Management or the Board of Directors for any issues with Texas Pride
- Increase in ACC applications due to remodels, reminder to all owners to please apply before changes are made.
- Reported on the decreased number of dumpsters in the community

- **Director Haines**

- New Landscape Contractor: Brightview Landscape

- Major improvements have been completed: Irrigation repairs, entrance monument beds along with several cul-de-sacs and the Hwy 6 dead end bed
- Landscape Improvement has been approved: Installation of Asian Jasmine in three esplanades. Two on the north and one on the south.
- New commercial irrigation control system was installed
- **Director Hefty**
  - Reviewed 2019-year end budget comparison
  - Explained the reserves for the POA, along with long term repair maintenance
  - 2020 Budget, reflecting 5% Assessment increase to cover the added expenses of the POA.
  - Informed homeowners about the 5% cap on raising assessments, anything higher will require homeowner vote
  - Discussed decrease in receivables since Hurricane Harvey.

**Election of Directors:** Three positions were up for election. Incumbent Bryan Hefty was listed on the ballot along with two homeowners, Dan Bonner and Caryn Craig, who submitted their interest to be placed on the ballot prior to the Annual Meeting. Mr. Hefty, Mr. Bonner and Mrs. Craig were given the opportunity to introduce themselves to the membership. The floor was open for nominations. Seeing none, the floor was closed. Motion was made to elect Mr. Hefty, Mr. Bonner and Mrs. Craig by acclamation for two-year terms. The motion was seconded and carried. The election was closed.

**Homeowner Open Forum:** Members were given the opportunity to discuss items of general interest. Topics discussed include multifamily homes, multiple cars parked in the street, Vacant/foreclosed homes in need of repair, and Deed Restriction.

**Adjournment:** There being no further business to come before the membership, the meeting adjourned at 8:44 p.m.



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Authorized Officer

2/25/2021

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Date