

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Tuesday May 27, 2025

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Susan Goddard, Jen Gresley, Anthony Choueifati, Sharon Swanson, Andrea Kunkel, Justin Wilson

HOMEOWNERS PRESENT

Jennifer Vassar

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 Ms. Galvan at 06:30 pm

HOMEOWNERS HEARING

Account 2110303002 homeowner appeared before the Board for a hearing on his denied ACC application for a room addition. The Board heard her argument and let her know they would have Crest reach out to them with a decision in the next couple of days.

APPROVAL OF MINUTES

The Board reviewed the April 22, 2025, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

Ms. Galvan presented the end of March financials. She noted there were \$766,067.77 total in the Cash accounts and CD's. She noted there are still \$24,721.72 in unpaid 2025 dues. She also reviewed the income statement.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

- Repair of the wall along Memorial where the car ran though it – Five Star Remodeling - \$3,200

EXECUTIVE SESSION SUMMATION

A summary of the March 25th executive session was given.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

- Director Swanson reported she has not seen any updates to compare quotes for the same ground cover on other esplanades.
- Ms. Galvan noted she was waiting for Ms. Swanson's feedback on what kind of ground cover she liked best so she could get those bids.
- Director Goddard will take over project since Director Swanson is resigning from the Board.
- Director Goddard will get pictures of the esplanades to pick the best ground cover.
- Director Swanson reported the flowers have been spread out and the entrances look much better.

- She is still concerned about the bushes on the NW corner of the entrance with look very sparse compared to the rest of the bushes.

SECURITY COMMITTEE-

- Director Gresley reported that SEAL sent her the report that day. She will review and distribute to the Board.
- Mr. Chris Culberson posted on a social site about a vagrant who jumped the fence and into the apartments which made it very clear the problem is at Fleetwood West and not at Fleetwood POA.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

- Director Swanson reported there is a blue "V" painted on the wall, she is not sure if it is a City of Houston marking of a utility line or if it is graffiti.
- The Memorial wall repair has been completed but there are complaints about the color of the brick not matching. There is also a leaning issue happening due to the homeowner putting his flowerbed dirt and irrigation system back up against the fence. The Board spoke with vendor Ken Evans who explained he is currently searching for a brick the better matches the wall. He stated he will take down the portion of the wall repaired and redo it with the new brick. This will be done at no additional expense to the association.

VOLUNTEERS:

- Nothing to report.

MANAGEMENT REPORT

- Ms. Galvan gave a summary of the Violation Report, Homeowner Communication Log, and ACC Application reports. The Board asked her to check on the payment arrangement for account 2110103001 and to find out what the discussion was between Christine and the homeowner of account 2110303003.

OLD BUSINESS.

The Board will consider and vote on adopting Fence Policy Addendum

- The Board asked Ms. Galvan to send the fence policy to Elaine Dyson.

NEW BUSINESS

Off Leash Dog Notice:

- The Board asked to have this taken off the agenda.

Demand Letters and Chargebacks:

- This has been set up and chargebacks will be done at the end of each month.

Alley Repairs:

- Director Wilson rode all the alleys with Wes from Dominion and they look pretty bad.
- The Board asked Ms. Galvan to have Pavecon resubmit their bid with all the alleys included.
- Ms. Galvan will send the current bid to Director Wilson.

Esplanade Upgrades:

- This was discussed during the committee reports.

Landscape Bids:

- This item has been tabled so Director Goddard can have a chance to look at the current bids.

OTHER BUSINESS

- The Board reviewed the tree trimming bids submitted by Brightview. After discussion the Board decided to have Director Choueifati work on map of trees that need to be trimmed to send to Brightview for a re-bid.

HOMEOWNER OPEN FORUM

- There were no homeowners present for open forum.

EXECUTIVE SESSION

- The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report and gave Ms. Glavan directions on how to proceed.
- The Board discussed the Hearing and told Ms. Galvan how to proceed.

ADJOURNMENT

- There being no further business to discuss, a motion was made to adjourn back into open session at 8:04 pm

ADJOURNMENT TO OPEN SESSION:

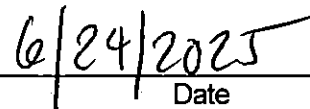
- A motion was made, seconded, and carried to send accounts 2110511001, 2110512030 to the attorney for deed restriction enforcement.
- A motion was made, seconded, and carried to send all delinquent accounts a final demand letter then to the attorney at the expiration of the final demand letter.

ADJOURNMENT:

With no other business, the meeting adjourned the meeting at 7:10 pm



Authorized Signer



Date