

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Tuesday July 29, 2025

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Susan Goddard, Jen Gresley, Anthony Choueifati, Andrea Kunkel and Justin Wilson

HOMEOWNERS PRESENT

Ronald Waszczak was in attendance.

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 06:40 pm

APPOINTMENT OF NEW BOARD MEMBER

Director Goddard explained there are two homeowners interested in joining the Board, Ada Maine, and Gayathri-Brown Iyer. Director Wilson stated he wanted to leave the Board but didn't because they didn't have a replacement. Having two interested parties he is able to resign as soon as he sees the alley project through. After discussion there was a motion made, seconded, and carried to appoint Ada Maine-Burch to the open seat immediately and appoint Gayathri-Brown Iyer to the open seat that will be created when Director Wilson resigns.

APPROVAL OF MINUTES

The Board reviewed June 24, 2025, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

Ms. Galvan presented the end of June financials. She noted there were \$715,811.10 total in the Cash accounts and CDs. She noted there are still \$16,696.24 in unpaid 2025 dues. She also reviewed the income statement. The Board discussed opening a Reserve account. After discussion a motion was made, seconded, and carried to move all 4 CD's totaling \$211,062.79 and \$100,000.00 out of the Money Market account into a Reserve fund. This would give a total reserve balance of \$311,062.79, leaving \$404,748.31 in the cash account.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

There were no actions taken between meetings.

EXECUTIVE SESSION SUMMATION

A summary of the June 24th executive session was given.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

- Director Goddard learned the grass and plants at the end of S. Crossroads need to be mowed and maintained by the association.

- She asked if there was irrigation in the beds at the end of S. Crossroads. Ms. Galvan noted that Bio Vista will be doing a complete inspection of the irrigation system when they take over.
- She said she placed white flags with numbers on them in some beds and distributed a questionnaire to certain homeowners to get their feedback on what they would like to see.

SECURITY COMMITTEE-

- Director Gresley reported the last report from SEAL included GPS data. There is good coverage for most shifts.
- Fleetwood West is still complaining about not having coverage.
- Ms. Galvan noted she received an email from the Constables stating FPOA was 7 months behind on payments. She responded with the termination letter she sent last year via email, certified mail, and regular mail. She will update the Board if it escalates further.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

- Director Wilson reported Dominion pushed the start date of the work due to all the rain we have been getting. They will be starting the second full week of August, and they will be notifying all homeowners affected.
- Dominion is thinking they will do all of the demo work in one day, then pour all the new concrete in one day as well to minimize time the alleys will not be available.

VOLUNTEERS:

- Nothing to report.

MANAGEMENT REPORT

- Ms. Galvan gave a summary of the Violation Report, Homeowner Communication Log, and ACC Application reports. There were no questions.
- The Board has some questions regarding the need to force mow one property and another who is doing exterior modifications with no application. Ms. Galvan will look into both these cases.
- Ms. Galvan will be riding with Christine on the next inspection.

OLD BUSINESS.

The Board will consider and vote on adopting Fence Policy Addendum

- Ms. Galvan has forwarded the addendum to Elaine Dyson but has not heard back.

NEW BUSINESS

Trees Blocking Traffic Light:

- The Board asked Ms. Galvan to talk to Bio Vista about what the best options would be.

Alley Repairs Update:

- This report was given during committee reports.

Esplanade Upgrades:

- This report was given during committee reports.

2024 Tax return:

- The Board reviewed the 2024 tax return. Ms. Galvan will send a copy to Director Choueifati for signature.

OTHER BUSINESS

- There was no other business.

HOMEOWNER OPEN FORUM

- There was nothing from the homeowner present.

NEXT BOARD MEETING DATE

August 26, 2025

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session at 7:45 pm

EXECUTIVE SESSION

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

ADJOURNMENT

- There being no further business to discuss, a motion was made to adjourn back into open session at 7:55 pm

ADJOURNMENT TO OPEN SESSION:

- A motion was made, seconded, and carried to send accounts 2110511001, 2110610027, 2110102041, 2110512030, and 2110303003 to the attorney for deed restriction enforcement.

ADJOURNMENT:

With no other business, the meeting adjourned the meeting at 8:00 pm

Authorized Signer

8/26/25 . Date