

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Tuesday April 22, 2025

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Susan Goddard, Jen Gressley, Charlie Menefee, Anthony Choueifati, Sharon Swanson, Andrea Kunkel

HOMEOWNERS PRESENT

Yesid Valencia

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 2110305006 homeowner appeared before the Board for a hearing on his denied ACC application for a gate across his driveway in the alley. He presented changes he was willing to make on the design so the posts were inside the property and not in the alley. The bottom rail will still be in the alley but only 4-6 inches. The Board thanked him for his explanation and told him they would discuss and reach out to him with a response.

APPROVAL OF MINUTES

The Board reviewed the March 25, 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 \$776,926.72 total in the Cash accounts and CD's. She noted there are still \$38,761.94 in unpaid 2025 dues, who will be getting a certified demand letter. She reviewed the income statement.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

- There were no actions taken between meetings.

EXECUTIVE SESSION SUMMATION

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

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

- The Board talked about the scope of work sent to the landscape vendors for their bids on the esplanades.
- Pictures look good but long term it may not be cost effective.
- Director Swanson will send pictures of her esplanade to give the vendors a better idea of what the Board is looking for.
- No mulch, no rocks, all bids should be the same.
- The Marywood alley and the Crossroads alley that backs up to the apartments still need to be cleaned up.
- On the NE side of the sidewalk along Memorial there is a battery on the sidewalk, ask Luis if they can pick it up and dispose of it.

SECURITY COMMITTEE-

- Seal is still patrolling FWW. Erika has been put on notice. Chris Culberson's cameras are still picking up the patrols.
- The Board is cutting 8 hours to the patrol in order to match the budget without the income from FWW. There has been HPD activity in FWW.
- There was an incident which involved yelling in the neighborhood at a house on Crossroads. SEAL responded and provided the camera footage to Director Gressley.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

- State Farm has approved the claim for the accident that put a car through the Memorial wall. Ms. Galvan will reach out to the vendor.
- The alleys were never deeded to the community by the Developer. FPOA has no chance of getting the City to take over the alleys. There are no property tax accounts for the alleys.
- Justin is talking to Dominion to evaluate the potholes in the alleys. Susan is willing to work with Wes as well.

VOLUNTEERS:

- Nothing to report.
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MANAGEMENT REPORT

- Ms. Galvan gave a summary of the Violation Report, Homeowner Communication Log, and ACC Application reports. The Board asked Ms. Galvan to check one property for overgrown grass.

OLD BUSINESS.

- The Board will consider and vote on adopting Fence Policy Addendum – On Hold

NEW BUSINESS

Demand Letters and Chargeback

- Ms. Galvan reported that Crest Executives, IT, Accounting, and herself have a meeting scheduled on May 1st to discuss the process Crest will need to follow to make this happen.

Center Hill Alley Repair:

- The Board is waiting to get the bid from Dominion before making a decision, this is on hold for now.

Esplanade Upgrades:

- This has been placed on hold pending pictures from Director Swanson.

Holiday Decoration:

- The Board asked Ms. Galvan to get 3 year bids.

OTHER BUSINESS

- There was no other business to discuss

HOMEOWNER OPEN FORUM

- There were no homeowners present.

NEXT BOARD MEETING DATE

May 27th, 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 7:24pm

EXECUTIVE SESSION

- The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.
- The Board asked Ms. Galvan to have all balances under \$10 waived.
- 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 7:35pm

ADJOURNMENT TO OPEN SESSION:

- No actions to be taken.

ADJOURNMENT:

With no other business, the meeting adjourned the meeting at 7:40 pm



Authorized Signer

5/27/25

Date