

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Thursday November 14, 2024

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Jen Gresley, and Charlie Menefee in person, Sharon Swanson and Anthony Choueifati virtually.

HOMEOWNERS PRESENT

There were no homeowners present virtually or in person.

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 06:35 pm

APPROVAL OF MINUTES

The Board reviewed the October 22, 2024, minutes. A motion was made, seconded, and carried to approve the minutes.

FINANCIALS

Ms. Galvan presented the end of August financials. She noted there were \$524,034.16 total in the Cash accounts and CD's. She noted there are still \$8050.68 in unpaid 2024 dues, but all those accounts have been turned over to the attorney for collections. She reviewed the income statement.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

- Backflow Preventer Inspection - \$175

EXECUTIVE SESSION SUMMATION

A summary of the September 124th executive session was given.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

- Director Swanson reported the alleys still need work.
- The median at Crossroads and Riverlace need something planted as its all just dirt. Ms. Galvan will get with Brightview to see if they have any ideas on how to improve that median.
- Director Swanson noted there is a lot of loose trash on the ground around the trash can by the bus stop on the SW side. She asked to find out how often the city picks up.

SECURITY COMMITTEE-

- Director Gressley reported her and Director Choueifati went over the new data; it shows the new deputy being in the community more often but spending less time.
- Call times are not getting any better. They are 16 minutes for priority 2's.
- She asked Ms. Galvan to please get a contract proposal from Seal for 8 hr. shifts 7 days a week.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

- It was noted the southside wall looks to be in good condition.
- One Marywood homeowner tore down and replaced his section of wall.
- Need to get picture of the part of the wall that fell in order to send to Marywood Board for enforcement.

VOLUNTEERS:

- Nothing to report.

Violation Report:

- Nothing to report.

MANAGEMENT REPORT

- Ms. Galvan gave a summary of the Violation Report, Homeowner Communication Log, and ACC Application reports.

OLD BUSINESS.

- Ms. Galvan reported the attorney was updated to tell Marywood homeowners that Fleetwood will not be asking individual homeowners to fix their walls, each homeowner just needs to monitor their wall for necessary repairs.

NEW BUSINESS

- Ms. Galvan presented prices for the electricity contract which expires in January. After discussion the Board agreed to go with Hudson Energy 60-month plan at \$.0750
- Ms. Galvan presented two bids for the Armed Guard sign. One was to repaint the existing sign for \$600 and the other was to replace with a whole new sign for \$366.34. After discussion the Board unanimously approved the new sign.

OTHER BUSINESS

- Ms. Galvan presented the audit representation letter from the CPA. The board unanimously agreed to approve the letter.

HOMEOWNER OPEN FORUM

- No homeowners were present.

NEXT BOARD MEETING DATE

January 28, 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 7:15pm

EXECUTIVE SESSION

- The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.
- The Board asked Ms. Galvan to waive all balances of \$15 and under.

ADJOURNMENT

- There being no further business to discuss, a motion was made to adjourn back into open session at 8:20pm

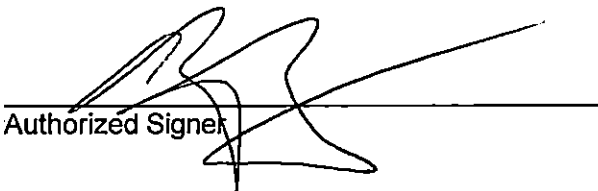
ADJOURNMENT TO OPEN SESSION:

- A motion was made seconded and carried to approve lawsuit authorization for the following accounts: 2110610022, 2110301010, 2110610016, and 2110305018

ADJOURNMENT:

With no other business, the meeting adjourned the meeting at 7:47 pm

Authorized Signer



1/28/25
Pat