

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Wednesday June 26th, 2023

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

Sharon Swanson, Caryn Craig Anthony Chouefati, in person. Justin Wilson and Javier Chavez virtually. Dan Bonner was not present.

HOMEOWNERS PRESENT

There was one homeowner present 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 Director Craig at 06:33 pm

APPROVAL OF MINUTES

The Board reviewed the May 23rd, 2023, minutes. After making some corrections motion was made, seconded, and carried to approve the minutes.

FINANCIALS

May 31st, 2023, financials were presented to the Board for consideration. Director Craig provided a summation of the balance sheet which included \$510,563.58 in the operating, \$47,486.97 in the accounts receivables leaving a total equity in the association at an estimated \$586,464.55 The Income and Expense Statement was reviewed with no questions.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

Brightview - water leak - 642.88

EXECUTIVE SESSION SUMMATION

At the April meeting Board of Directors reviewed all delinquent accounts, deed restriction violations, and legal status reports.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

Waiting on one more bid to have the trees trimmed. Director Chavez spoke with Yuri regarding the Walkwood median not being mowed. Yuri said they would provide a credit and make sure it gets mowed regularly going forward. The Board is researching if the trees along Memorial can be trimmed without hurting the trees. Director Chavez also asked if anyone knew of any volunteers.

SECURITY COMMITTEE-

Security:

Director Swanson reported she had spoken to the Constable regarding the speeding in the alleys. Constable cannot cite speeders since the alleys are privately owned by the association. Director Swanson was also going to speak with the Constable about the wall lights that were removed by the resident in Marywood now that we have confirmed it was them since they brought the lightbulbs back. The Board asked Ms. Galvan to investigate the brightness laws.

The Board wanted to make it clear the orange stickers are obsolete as the Constable does not look for them. The Board wants no further involvement with the stickers but will gladly hand them over to a homeowner volunteer if interested. A motion was made, seconded and carried to eliminate Board involvement.

Walls, Alleys, Sewers, and Lights:

Speeding in the Alleys has gotten out of control. There was a committee before who researched speed bumps and everything, they found was negative as the Board would be responsible for any damage to vehicles caused by speed bumps. The Board discussed a request from a homeowner to install a mirror; they decided to allow him to install the mirror if he gets ACC approval and has approval from his neighbors.

Volunteers:

The flags will be put out on Thursday June 25th.

MANAGEMENT REPORT-

- A manager's report was not given.

OLD BUSINESS

- Fence Policy: This matter has been put on hold pending attorney feedback.
- AirBnB/Rental Properties: This matter has been put on hold pending attorney feedback.
- Declining Quorum: This matter has been put on hold pending attorney feedback.

NEW BUSINESS

- Drones: The Board wants to make it clear that neither the Association nor Crest management use any type of Drones for inspections, surveillance, or security.
- Marywood Property: This was discussed during the security report.
- AC's and Water Softeners: The Board discussed a homeowner's concern about AC's and water softeners being installed without the requirement to be screened out of view. The Board believes a lot of these were installed post Harvey when they were not requiring ACC's and allowing owners just to get their homes back together. They will ensure the ACC committee is following the restrictions going forward and will work on updating the ACC regulations.
- Trash: There have been several complaints about the trash not being picked up at back doors and when it is the containers are not being put back instead just left on the curb. Ms. Galvan stated she had reached out to Best Trash several times. Director Caryn volunteered to contact them as well to try and get this issue resolved.
- Nighttime Security: The Board discussed the upcoming Constable contract. They discussed if it would be more beneficial to the community to drop down to one shift with the Constables and hire private security for the second shift. After discussion a motion was made, seconded, and carried to drop down to one shift with the Constables. The Board reviewed bids for private security, but realized Fleetwood West was not included in the bids. The Board asked Ms. Galvan to have the bids updated while Director Caryn spoke to Fleetwood West about the plan.

HOMEOWNER OPEN FORUM

There was one homeowner present who wanted to discuss the flooding issue. He stated the NW Culvert on the corner of Crossroads and Memorial was completely covered causing flooding. The Board said they would send the landscapers to uncover that. He also mentioned at Memorial and Addicks Howell the areal was not being mowed causing flooding. The Board explained that was City Property and the City only mows it once a year. Lastly he mentioned the drainage grill at 15706 and 15708 Memorial was completely covered with leaves. The Board explained that was Barkers Landing property and would have Ms. Galvan reach out to them.

NEXT BOARD MEETING DATE

July 25th, 2023

ADJOURNMENT

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session.

EXECUTIVE SESSION

The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.

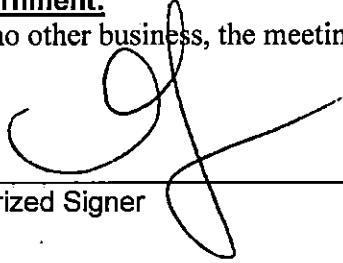
Adjournment to Open Session:

No action was taken

Adjournment:

With no other business, the meeting adjourned the meeting at 8:10 pm

Authorized Signer



Date

7/25/2023