

FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.

MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING

at 6:30 P.M. Tuesday June 24, 2025

17171 Park Row Dr. Ste 310 Houston, Texas 77084

DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM

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

HOMEOWNERS PRESENT

Ron Waszczak was present.

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 May 27, 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 \$762,585.67 total in the Cash accounts and CDs. She noted there are still \$19,429.82 in unpaid 2025 dues. She also reviewed the income statement. Director Gresley asked Ms. Galvan to send her the last SEAL invoice because the charge seems a bit high.

ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS

There were no actions taken between meetings.

EXECUTIVE SESSION SUMMATION

A summary of the May 27th executive session was given.

COMMITTEE REPORTS

LANDSCAPE COMMITTEE:

- Director Goddard drove around the neighborhood and updated the map of FPOA responsible areas.
- She noted there is a house on Memorial Dr. that is part of FPOA, and she needs to find out if FPOA is responsible for the bushes in front of that home.
- She wants to fix the ground cover of the esplanades. The north side ones look good but some of the southside ones need help.
- Director Goddard thinks Artic Jasmine would be a good ground cover, it's a bit expensive to initially plant but it doesn't require a lot of maintenance and it's very durable. She also suggests Wedelia which costs just as much as Jasmine, but she did note it has a lot of weeds.
- Director Gresley suggested marking the esplanades by severity and that way we can provide that map to the bidding companies so we can get matching bids.

SECURITY COMMITTEE-

- Director Gresley reported that the most recent SEAL report was quiet. There was one house that was home where an incident happened but other than that there was not much going on. She has requested the GPS data just to check they are in the neighborhood the

times they are supposed to be.

WALLS, ALLEYS, SEWERS, AND LIGHTS:

- Director Wilson reported Dominion submitted an updated bid that is slightly lower than Pavecon's bid and offers a 3-year warranty unlike the other two bids that only offer a 1-year warranty.
- Pavecon's bid shows areas that are cut in smaller sections and not all the way across the alley. Director Wilson does not feel that is the best way to go as the repairs seem to fail quicker when not cut all the way across.
- Director Wilson suggests going with the Dominion bid for \$47,225. Director Gresley motioned to approve the Dominion bid, Director Choueifati seconded, all were in favor.

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.

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

Alley Repairs:

- The Board discussed and voted during the committee reports.

Esplanade Upgrades:

- The Board discussed and voted during the committee reports.

Landscape Bids:

- Director Goddard received new information from Donna Haines about how to compare the bids and will be reviewing them for the next Board meeting.
- Ms. Galvan noted that Bio Vista took over Barkers Landing about 6 months ago and has been doing a great job and are very communicative. She showed them examples of the updates she gets each month.
- Director Goddard asked for some time to review the Brightview bid and walk Barkers Landing.
- Director Gresley noted there was no reason to put it off and motioned to move forward with the Bio Vista contract. Director Choueifati seconded, all were in favor. Director Choueifati asked Ms. Galvan to forward the contract for review.

Holiday Decorations Bid:

- The Board reminded Ms. Galvan that they had already approved the holiday decoration bid.

OTHER BUSINESS

- There was no other business.

HOMEOWNER OPEN FORUM

- Mr. Waszczak was called on for comments but did not respond.

NEXT BOARD MEETING DATE

July 22nd, 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 7:28 pm

EXECUTIVE SESSION

- The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report and gave Ms. Galvan directions on how to proceed.
- The Board discussed the Hearing and told Ms. Galvan how to proceed.
- The Board discussed the need to open a Capital Reserve account. They asked Ms. Galvan to find out if the esplanade upgrades would qualify as a capital expense.

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, 2110610027, 2110102041, 2110512030, 2110303003 to the attorney for deed restriction enforcement.

ADJOURNMENT:

With no other business, the meeting adjourned the meeting at 7:57 pm

Authorized Signer

7/29/25

Date