

# **FLEETWOOD PROPERTY OWNERS' ASSOCIATION, INC.**

## **MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

**at 6:30 P.M. Thursday January 28, 2025**

**17171 Park Row Dr. Ste 310 Houston, Texas 77084**

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### **DIRECTORS PRESENT IN PERSON OR BY PHONE/ZOOM**

Jen Gresley, Anthony Chouefati, and Charlie Menefee in person, Sharon Swanson and Andrea Kunkel virtually.

### **HOMEOWNERS PRESENT**

Homeowner Jacob Vela joined virtually.

### **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 06:32 pm

### **APPROVAL OF MINUTES**

The Board reviewed the November 14, 2024, minutes. A motion was made, seconded, and carried to approve the minutes.

### **FINANCIALS**

Ms. Galvan presented the end of December financials. She noted there were \$635,624.71 total in the Cash accounts and CD's. She noted there are still \$7,158.86 in unpaid 2024 dues, but all those accounts have been turned over to the attorney for collections. She reviewed the income statement. The Board asked Ms. Galvan to purchase 4 Cd's of \$25,000 each.

### **ANNOUNCEMENT OF ACTIONS TAKEN BETWEEN MEETINGS**

- The Board voted to roll over one CD that was expiring.

### **EXECUTIVE SESSION SUMMATION**

A summary of the November 14<sup>th</sup> executive session was given.

### **COMMITTEE REPORTS**

#### **LANDSCAPE COMMITTEE:**

- Director Swanson reported the area along Memorial looks cleaner than it did before, but she is still not sure all the trash is being picked up.
- Need to follow up with Brightview about the bushes on the NW side.
- The esplanades will all need to be looked at as we go into the spring. Some are overgrown and some are bare.
- The alleys on the northside are still looking rough, they will need to be edged/trimmed, and leaves gathered and disposed of.
- The Board asked Ms. Galvan to get bids for a new landscape company.

#### **SECURITY COMMITTEE-**

- Director Gressley reported SEAL has been patrolling the neighborhood since December.
- There have been compliments on the increased presence in the neighborhood.
- There has been a couple of negative feedback but Erica with SEAL has been very responsive and quick to fix things the Board is not satisfied with.
- The monthly reports are very detailed and contain pictures, which is very helpful.

**WALLS, ALLEYS, SEWERS, AND LIGHTS:**

- Nothing to report.

**VOLUNTEERS:**

- Nothing to report.

**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 and also mentioned some homeowners were having issues submitting EMR's

**OLD BUSINESS.**

- Ms. Galvan was asked to send the Fence Policy Addendum to the Board for review.

**NEW BUSINESS**

- Fleetwood West has asked for the cost sharing agreement to a per lot basis. Director Gressley and Director Choueifati will work on updating the agreement and getting it back to Fleetwood West.

**OTHER BUSINESS**

- There was no other business to discuss

**HOMEOWNER OPEN FORUM**

- There was nothing from the homeowner present.

**NEXT BOARD MEETING DATE**

February 25<sup>th</sup>, 2025 – Annual Meeting

**ADJOURNMENT**

There being no further business to come before the Board by the membership, a motion was made to adjourn into executive session at 7:06pm

**EXECUTIVE SESSION**

- The Board reviewed the Delinquency Report, Enforcement Action Reports & Legal Status Report.
- The Board asked if the cost of C and D deed restriction letters can be charged back to the homeowner and if verbiage can be added to the letter letting them know they are being charged and the cost

**ADJOURNMENT**

- There being no further business to discuss, a motion was made to adjourn back into open session at 8:00pm

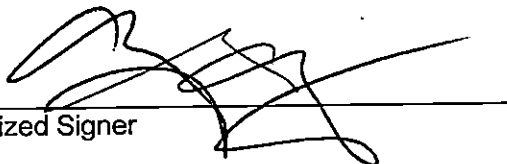
**ADJOURNMENT TO OPEN SESSION:**

- A motion was made seconded and carried to approve lawsuit authorization for the following accounts: 2110610022, 2110609024, and 2110610016.

**ADJOURNMENT:**

With no other business, the meeting adjourned the meeting at 8:09 pm

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Authorized Signer



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Date

4/22/25