

Agenda for Monday, October 30, 2023 7:15PM @ Pines Presbyterian

General Business

Approval of minutes – Katie Eisterhold (2 minutes)

Treasurer report – Ladd Williams (30 minutes)

YTD Financial reports presentation

Proposed 2024 budget discussion

ACC and ASC reports - Josh Nix (5 minutes)

Appoint new members to the ACC to replace members rolling off

Advisory and executive committee reports

Security - Michael Ferrier (5 minutes)

TIRZ 17 - Fletcher Dunson (5 minutes)

Memorial Super Neighborhood - Katie Eisterhold (5 minutes)

Pool Executive Committee - Kyle Hill (5 minutes)

End-of-season update

Capital Improvement Committee Updates - Dan Zoch (10 minutes)

update on 2023 improvement projects

Other Business

Approve new landscaping contract with LMC (5 minutes)

Discuss options for separating the Swim Team from the HOA for management and budget independence (5 minutes)

Agree on the November and December board meeting dates (5 minutes)

Discuss the relationship with BRM and how we would like to see the HOA portal going forward (this includes the directory) (5 minutes)

Meeting called to order: 7:21PM

Attendees: Alex Rosca, Katie Eisterhold, Kiel Von Feldt, Ladd Williams, Cezar Andrei, Kyle Hill, Fletcher Dunson, Nete Sundt, Dan Zoch, Iain Wallace

Approval of Minutes: approval of September 2023 meeting minutes, Elsterhold makes a motion, Rosca seconds, all approve

Treasurer Report:

YTD financial reports: \$200,000 cash after paying for pool project; YTD we are \$5,200 under budget for what we had targeted for 2023; there are still some final fees to collect from swim team to have that finally cleaned up (\$1,500 of this will be for the HOA)

minimum) that they will have to clean it up (controls will be put into place for 2024 season in order for swim team to cover all of their costs and other ideas to discuss before 2024 swim team season, maybe go cashless)

2024 proposed budget: Williams presented proposed budget (attached); combined FVCA total surplus is \$53,968

Looking specifically at Maintenance Fund Expenses (Rosca): Constable budget will be a bit higher and needs to reflect closer to \$51,000 (Memorial Meadows split off and other participating neighborhoods absorbed the costs in addition to general inflation); DR enforcement should go down some (this is a bit high, may be carrying some costs over from last year) by at least \$1,400; Insurance D&O should be closer to \$6,500; if there is a desire to install Flock cameras, we need to look at the deed restrictions to see how and where costs for that can be booked and also need to see if Constable will give us some sort of discount for having those; landscaping will be cheaper as well; total maintenance reserve revenue should be closer to \$8,000; on facilities and pool, we need to look at raising the rates for those who can be adjusted (8% increase), which would bring in an additional 8% for facilities and pool revenue (a reminder that we can't go leveling a capital assessment one-time fee without changing our deed restrictions); we need to specifically think about budgeting \$40,000 for pool memberships/usage fees and we need to think about raising the swim-team only membership price and also review what our deed restrictions say about the number of non-resident members that we can have at our pool; for 2024, go look at bidding out pool maintenance contracts and see if you can get under \$70,000 (probably not possible), being mindful that Sweetwater makes money off of their repairs, not the lifeguards or pool maintenance; we pay Sweetwater about \$10,000/year for repairs; we have \$8,000 for 2023 budget for pool house, pavilion and fence repairs for fence which we haven't done yet; could go into the pool with their phones/cameras/app (don't have a quote, would need to look into this further, Kiel Von Feldt can look at this a little further); facilities landscape maintenance should be about \$2,000 cheaper based on the current LMC contract; property casualty insurance will be significantly less than \$17,000; 9510: this is for things like the basketball hoops, lap pool poles—things like trash cans would go under this; we should end this year with approximately \$120,000 left in maintenance reserves; this budget is missing the Dad's Club revenue and expenses (which this would go under the sub account for facilities rental) and book those separately to keep track of this; Zoch advised there's a bit of fat on this to address, which most agreed with this; needs/wants to determine how much we increase/if we increase amounts due.

ACC and ASC reports

The HOA is the body that votes on whether to enforce the DR restrictions; board members need to go look at this and decide if we're ok to send those letters; if we don't send the letters, we're paying for a service we don't use; ACC/ASC can't enforce it, only HOA can; HOA decides to send the letters to those who are in violation.

There are some concerns with recently approved homes in the neighborhood that they don't fit aesthetically and we may need to go look at these rules and see if they need to be revamped; the architectural guidelines cannot be in violation of our deed restrictions; we need to make sure that plans/things don't change once construction begins; does the current security deposit deter people from doing things?

ACC report attached to the minutes

New ACC members: will vote on the new members at the next meeting

Advisory and executive committee reports

Security - Michael Ferrier (5 minutes) no new update

TIRZ 17 - Fletcher Dunson (5 minutes) road construction on Beltway: there was bellying and the subgrade was compromised; they're having to pour more concrete and having to do more fixes than originally intended; Relish is coming into Town & Country

Memorial Super Neighborhood - Katie Eisterhold (5 minutes) did not make the last meeting, will update in November

Pool Executive Committee - Kyle Hill (5 minutes) Dad's Club will begin shortly, new LMC contract approved to get the entrances and general landscaping started in November; current landscaping bills we haven't approved since they haven't shown up to do the work; we won't be paying for work that wasn't performed (monthly services minus 1 week)

Capital Improvement Committee Updates - Dan Zoch (10 minutes) Zoch said mostly covered by Kyle Hill in Pool Executive committee; job was slightly delayed but contractor was not negligent in their actions; Rosca advised Sweetwater sent some issues following the work done at the pool; Williams suggests all work done for the pool project should be walked through before we pay any bill for the major work done at the pool;

Other Business

Approve new landscaping contract with LMC (5 minutes) this was approved via email by the BOD prior to the meeting and is included in the minutes below.

Discuss options for separating the Swim Team from the HOA for management and budget independence (5 minutes) Ladd Williams is going to propose how to move the financials out as part of the November meeting, which should be a simple process

Agree on the November and December board meeting dates (5 minutes)
November board meeting will be on 11/30; will circulate in November getting new BOD members; nominating committee will help find new board members;
November newsletter will make announcements

Discuss the relationship with BRM and how we would like to see the HOA portal going forward (this includes the directory) (5 minutes) directory will be an opt-in this coming year

Meeting adjourned 8:57PM

Fonn Villas Civic Association
2024 Budget - DRAFT

Prepared: Oct 30, 2023

DRAFT

	348	348	348	348	348	348	348	348
# of Homes	348	348	348	348	348	348	348	348
Assessment Rate/Sq Ft	0.023	0.023	0.025	0.027	0.025	0.025	0.027	0.029
Average Assessment/Home	\$ 213	\$ 214	\$ 232	\$ 246	\$ 246	\$ 250	\$ 249	\$ 268
Total Sq Ft	3,214,272	3,214,272	3,214,272	3,214,272	3,214,272	3,214,272	3,214,272	3,214,272
	Actual 2020	Actual 2021	Actual 2022	YTD Aug 2023	2023 Delta	Projected YE 2023	Budget 2023	Budget 2024
I. Maintenance Fund Revenue								
4001 Assessments - Maintenance Fund	\$ 74,126	\$ 74,388	\$ 80,601	\$ 85,633	\$ 1,200	\$ 86,833	\$ 86,785	\$ 93,214
4002 Interest from July 1992 Bonds	2,232	2,328	1,200	-	-	-	-	-
4003 Interest from May 1993 Bonds	1,740	1,776	144	-	-	-	-	-
4004 Vanguard Interest/Capital Gains	5,745	409	-	-	-	-	-	-
4005 Operating Bank Interest	348	244	74	35	12	47	100	50
4010 Transfer Fees	1,100	1,880	1,000	520	120	640	1,250	1,000
4012 Refinance Fees	1,320	900	300	-	-	-	250	60
4013 Construction Application Fee	4,150	4,600	3,000	1,650	-	1,650	3,500	2,000
4014 Construction Deposit Fines	14,000	4,500	-	-	-	-	-	-
4015 HO Interest Income	209	157	121	99	-	99	100	100
4016 HO DR Cert. Letter Fees	480	90	185	125	-	125	150	150
4020 HO Late Fees	2,575	1,879	1,750	1,522	-	1,522	1,250	1,500
4040 HO Legal/Atty Fees	-	198	188	198	-	198	-	200
4100 Miscellaneous	20	-	-	260	-	260	100	100
Maintenance Fund Revenue	\$ 108,046	\$ 93,348	\$ 88,563	\$ 90,042	\$ 1,332	\$ 91,374	\$ 93,485	\$ 98,374
Special Events Activity								
4510 Business Donations	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4590 Community Events	(6,690)	(4,924)	-	-	-	-	-	-
4600 Directory Printing Expense	(2,265)	-	-	-	-	-	-	-
Special Events Revenue	\$ (8,756)	\$ (4,924)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
I. Total Maintenance Fund Revenue	\$ 99,290	\$ 88,424	\$ 88,563	\$ 90,042	\$ 1,332	\$ 91,374	\$ 93,485	\$ 98,374
I. Maintenance Fund Expenses								
5100 Constable Patrol	\$ 40,390	\$ 41,489	\$ 42,041	\$ 35,587	\$ 12,000	\$ 47,587	\$ 48,000	\$ 50,437
5150 Entrance Improvements	6,130	-	260	828	-	828	2,500	1,500
5200 Entrance Monthly Maintenance	6,201	6,201	6,201	4,134	2,067	6,201	6,500	6,080
5250 Accounting/Admin/CPA	5,980	5,833	6,205	4,705	2,040	6,745	6,745	6,745
5275 DR Enforcement	8,856	9,305	6,012	5,850	2,800	8,650	5,520	8,400
5400 Insurance - D&O	2,980	3,259	3,400	869	-	869	6,200	6,500
5450 Insurance - Crime	853	810	737	-	-	-	-	-
5500 Legal	430	7,785	3,397	1,460	500	1,960	2,000	2,000
5550 Water	1,762	896	239	940	60	1,000	1,000	1,000
5600 Newsletter Delivery	760	820	809	80	-	80	120	-

Fonn Villas Civic Association
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		Actual 2020	Actual 2021	Actual 2022	YTD Aug 2023	2023 Delta	Projected YE 2023	Budget 2023	Budget 2024
	8100 Facilities Assessment - Full	\$ 96,276	\$ 98,124	\$ 108,064	\$ 115,356	\$ 1,200	\$ 116,556	\$ 116,757	\$ 127,067
	8150 Facilities Assessment - Senior	8,000	7,499	6,700	6,000	-	6,000	6,500	5,800
	8160 Facilities Assessment - Adj Sr.	5,390	5,390	6,653	8,682	-	8,682	6,886	9,053
	8175 Pool Memberships/Usage Fees	5,050	35,623	40,524	36,215	-	36,215	37,000	40,000
ST	8200 ST Swim Team Dues & Sales	-	20,789	26,599	27,447	-	27,447	22,500	27,000
ST	8210 ST Swim Team Sales: Tshirts, Caps, Signs				124	-	124	3,000	-
	8250 Facilities Rentals	-	-	-	-	-	-	-	-
ST	8300 Facility/Swim Concessions	-	943	5,033	9,870	-	9,870	10,000	10,000
ST	8350 ST Swim Team Sponsorships	1,500	6,700	8,100	9,350	-	9,350	7,000	8,500
	8400 Facilities Other Revenue	475	1,844	1,080	76	-	76	1,000	1,000
	Lease Income from Dad's Club								27,000
III.	Total Facilities/Pool Revenue	\$ 116,691	\$ 176,912	\$ 202,753	\$ 213,119	\$ 1,200	\$ 214,319	\$ 210,642	\$ 255,420
III.	Facilities/Pool Expenses								
	9100 Accounting & Admin	\$ 5,060	\$ 6,333	\$ 6,020	\$ 4,580	\$ 2,040	\$ 6,620	\$ 6,620	\$ 6,620
	9175 Printing & Postage	107	235	44	165	50	215	350	250
	9225 Membership Expense	-	-	566	-	-	-	600	-
ST	9250 Swim Team Expense	1,160	23,284	25,870	-	-	-	-	-
ST	9251 ST - Acctg & Admin				1,500	-	1,500	3,000	1,500
ST	9252 ST - Printing/Postage				176	-	176	200	200
ST	9253 ST - League & Swimtopia Dues				1,644	-	1,644	1,800	1,800
ST	9254 ST - Dues				1,790	-	1,790	1,500	2,000
ST	9255 ST - Resales-shirts, etc.				2,598	-	2,598	4,500	3,000
ST	9256 ST - Coaches Payroll				16,952	-	16,952	16,000	17,000
ST	9257 ST - Meets/Parties/Life				3,110	-	3,110	1,000	3,000
ST	9258 ST - Splash/Fun/Endseason				1,736	-	1,736	1,500	2,000
ST	9259 ST - Other Expenses				3,775	-	3,775	1,500	3,500
ST	9270 Facility/Swim Concessions Expense				4,983	-	4,983	5,000	5,000
	9300 Pool Maintenance Contract	49,581	55,379	49,836	45,552	5,100	50,652	55,000	53,185
	9325 Pool/Facilities Supplies	1,094	2,368	1,598	76	-	76	3,500	2,500
	9350 Pool Equipment Repairs	5,239	13,105	10,886	10,804	-	10,804	8,000	10,000
	9375 Pool House, Pavillion & Fence Repairs				3,437	-	3,437	8,000	5,000
	9400 Facilities Landscape Maintenance	14,169	12,699	15,649	7,666	3,833	11,499	15,000	11,540
ST	9404 ST - Liability Insurance	-	-	-	-	-	-	-	-
	9410 Property/Casualty Insurance	9,969	10,043	10,227	16,296	-	16,296	11,000	11,200
	9425 Facilities/Pool Property Taxes	5	5	2	3	3	6	-	10

Fonn Villas Civic Association
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DRAFT

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	Actual 2020	Actual 2021	Actual 2022	YTD Aug 2023	2023 Delta	Projected YE 2023	Budget 2023	Budget 2024	
9450 Facilities/Pool Electricity	7,208	7,184	7,338	4,705	2,353	7,058	7,500	7,500	
9475 Facilities/Pool Wi-Fi/Phone	1,377	1,615	1,599	1,127	563	1,690	1,750	1,750	
9500 Facilities/Pool Water	14,293	8,245	14,021	8,442	4,221	12,663	16,000	14,500	
9510 Facilities/Pool Recr/Furniture	-	33,675	51,490	5,249	-	5,249	12,000	10,000	
9525 Facilities/Pool Other Expenses	4,419	4,631	9,178	15,582	-	15,582	10,000	10,000	
9XXX Security - Flock Cameras						-	-	9,425	
Expenses for Dad's Club Lease								3,500	
III. 9599 Transfer to Facilities Reserves			-	-	34,208	34,208	19,322	59,440	
III. Total Facilities/Pool Expenses	\$ 113,681	\$ 178,802	\$ 204,325	\$ 161,948	\$ 52,371	\$ 214,319	\$ 210,642	\$ 255,420	
III. TOTAL FACILITIES/POOL SURPLUS/(DEFICIT)	\$ 3,010	\$ (1,889)	\$ (1,572)	\$ 51,171	\$ (51,171)	\$ 0	\$ 0	\$ -	
IV. Facilities Reserve Fund Revenue									
9610 Transfer from Facilities/Pool Fund			\$ -	\$ -	\$ 34,208	\$ 34,208	\$ 19,322	\$ 59,440	
9615 Facilities Reserve Interest/Dividends			(7,764)	2,534	1,250	3,784	-	2,523	
Total Maintenance Reserve Revenue			\$ (7,764)	\$ 2,534	\$ 35,458	\$ 37,992	\$ 19,322	\$ 61,963	
IV. Facilities Reserve Fund Expenses									
XXXX TBD			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Maintenance Reserve Expenses			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
IV. TOTAL FACILITIES RESERVE SURPLUS/(DEFICIT)			\$ (7,764)	\$ 2,534	\$ 35,458	\$ 37,992	\$ 19,322	\$ 61,963	
V. COMBINED FVCA TOTAL SURPLUS/(DEFICIT)	\$ 21,491	\$ 6,087	\$ 7,310	\$ 87,890	\$ (35,968)	\$ 51,922	\$ 24,973	\$ 66,614	



October 20, 2023

Contract No. - 145645

MAINTENANCE CONTRACT AGREEMENT FONN VILLAS

Property Information

Fonn Villas
631 Hallie Dr
Houston, TX 77024

Contact Information

Kyle Hill
Fonn Villas Civic Association
635 Hallie Dr,
Houston, TX 77024

Customer Billing Information

Fonn Villas Civic Association
12818 Willow Centre
Unit B
Houston, TX 77066

This is an agreement between Lawn Management Company, LLC, herein referred to as (LMC), and Fonn Villas, 631 Hallie Dr, Houston, TX 77024, herein referred to as (Customer). Attn: Kyle Hill, Fonn Villas Civic Association, 635 Hallie Dr., Houston, TX 77024.

Customer hereby engages the services of LMC to maintain the grounds located at 631 Hallie Dr, Houston, TX 77024 here herein referred to as (Property).

SCOPE OF SERVICES

SITE VISIT - (50)

To be performed up to, but not exceeding, the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page.

- TURF

Mowing: Lawn areas will be mowed at the appropriate height and frequency to keep them looking neat. No more than one-third (1/3) of the leaf blade will be removed at any one mowing. Height and frequency of the mowings will be determined by proper agronomic practice for the principle grasses used in the turf area as well as by the type of turf area and the current growth characteristics. Mowing in the dormant season will be done in the areas of growth as needed. Clippings will be left to disintegrate and return valuable nutrients to the soil. If clippings become swathed from wetness or delay in mowing, they will be spread or removed to prevent unsightliness. Clippings will be removed where they may be tracked onto sidewalks or building areas.

Edging: Edging will be performed with a blade edger around all turf perimeters and along walks and curbing. A clean, straight edge will be maintained in a neat and consistent manner. All clippings from edging will be removed from sidewalks, curb areas and planting bed areas to maintain a clean appearance.

Trimming: All grass around trees, retaining walls, fences, posts, and other areas where the mower cannot cut will be trimmed or sprayed to the level of the turf.

- SHRUBS AND GROUNDCOVER

Pruning: Except for desired hedges, all pruning and thinning will be done so that natural shapes of plants are retained. Pruning for shape and growth will be done at the proper time of the year for the characteristics and varieties of plants using proper horticultural practices. Groundcover and hedges will be sheared or edged to prevent a ragged appearance. Trimming of shrubbery that is above eight (8) feet or two (2) inches in diameter can be provided for an additional charge.

Weed Control: Open ground between plants and groundcover areas will be de-weeded using appropriate chemical

AR

Initial

and manual control methods.

- ANNUAL COLOR BED(S)

Bed Maintenance: If annual color is included as part of this contract, please see the section labeled Color Maintenance.

If annual color is installed by anyone other than LMC after the start date of this agreement, the maintenance (weeding, pruning, etc.) of the planting area will not be included. This is to avoid any controversy or to compromise any warranty the other installers may have.

- GENERAL CLEAN-UP

Ant beds will be treated as they appear in lawn and bed areas with E.P.A. approved materials.

Spray herbicide to control weeds growing in all paved areas such as sidewalks, driveways, etc. within fifteen (15) feet of landscaped areas.

Debris from maintenance functions will be removed from sidewalks, entrances, patios, and planting bed areas and removed from the site. Blowing, sweeping, or vacuuming of hard surface, or excessive leaf removal in large open areas can be provided for an additional charge. When excessive leaf drop occurs and the EXTRA DEBRIS REMOVAL section of the contract is not included, LMC will perform either of the following:

1) Time allocated for the normal SITE VISIT services will be spent cleaning up the leaves and removing them from the property, as opposed to the other listed items. On occasions where more time is needed and only when approved, we will complete the cleanup on a Time and Materials (T&M) separate billable work order at a rate of \$30 / man-hour.

2) LMC will perform the regularly scheduled SITE VISIT services and clean up the debris from the maintenance functions, but a separate billable work order will be submitted to manually remove the debris and dispose of offsite.

COLOR INSTALLATION - (3)

Color program includes three (3) change outs per year to occur in Spring, Summer, and Winter. Installation seasons/months may be adjusted throughout the year depending upon weather or customer preference, but we will not exceed the scheduled frequencies on the Grounds Maintenance Interval Schedule page.

Annual bedding plant material will include standard four (4) inch varieties installed eight (8) inches on center. Examples of these varieties may come from the following: Pansies, Petunias, Dusty Miller, and Vinca. Premium varieties or sizes if requested, may involve an additional cost depending on current vendor pricing given to LMC. Examples of premium seasonal color varieties may include: Geraniums, Esperanza, Caladiums, Hibiscus, Lantana, Scaevola, Coleus, Cyclamen etc. If included, quantities per installation will be noted on the Scope of Services page.

We will do our best to match the requested plant material. However, due to unforeseen issues (weather, insects, disease, etc.) in the growing cycles of our vendors, we cannot be held liable if a requested variety is not available at the time of installation.

Annual color is guaranteed only when planted by LMC and when LMC has control of a functional supplemental irrigation system on the property. All plants are guaranteed 100% for sixty (60) days from the date of planting. Loss due to negligence, vandalism, accidents, weather extremes, or "Acts of God" beyond our control cannot be warrantied.

COLOR MAINTENANCE - (12)

Maintenance will only be done on annual color installed by LMC. To enhance the appearance and performance of the color, additional trips will be made to manually remove undesired vegetation, remove spent blooms, and inspect for any

diseases, insects, or other pests that may be damaging the color. These visits will not exceed the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page.

COLOR PHC - (9)

To enhance the performance of the color, additional trips will be made using E.P.A. approved materials under the direction of a licensed applicator. These applications will treat for any nutrient deficiencies, diseases, insects, or other pests that may be damaging the color and will not exceed the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page.

SPRING MULCH, 1.5" - (1)

Double-Ground Hardwood Mulch will be installed in the Spring months to help prevent soil erosion, reduce weeding, conserve soil moisture, and moderate soil temperature. Installation seasons/months may be adjusted throughout the year depending upon weather or customer preference, but we will not exceed the scheduled frequencies on the Grounds Maintenance Interval Schedule page.

Mulch will be applied to all beds and tree wells at a depth not exceeding one and a half (1.5) inches. Special care will be given to prevent buildup of mulch around the crown of the shrubs and the trunks of the trees. If excessive buildup of mulch is already present and adding new mulch would be detrimental to the plant material, LMC will perform either of the following:

-Time will be spent cultivating the existing mulch to break up the pan layer and then a light dusting of new mulch will be added to give it a fresh appearance.

-A separate billable work order will be submitted to manually remove the existing mulch prior to the installation of the new contract mulch.

Mulch is guaranteed only when installed by LMC. Discoloration or loss due to erosion, negligence, vandalism, accidents, weather extremes, or "Acts of God" beyond our control cannot be warranted.

FALL MULCH, 1.5" - (1)

Double-Ground Hardwood Mulch will be installed during the Fall months to help prevent soil erosion, reduce weeding, conserve soil moisture, and moderate soil temperature. Installation seasons/months may be adjusted throughout the year depending upon weather or customer preference, but we will not exceed the scheduled frequencies on the Grounds Maintenance Interval Schedule page.

Mulch will be applied to all beds and tree wells at a depth not exceeding one and a half (1.5) inches. Special care will be given to prevent buildup of mulch around the crown of the shrubs and the trunks of the trees. If excessive buildup of mulch is already present and adding new mulch would be detrimental to the plant material, LMC will perform either of the following:

-Time will be spent cultivating the existing mulch to break up the pan layer and then a light dusting of new mulch will be added to give it a fresh appearance.

-A separate billable work order will be submitted to manually remove the existing mulch prior to the installation of the new contract mulch.

Mulch is guaranteed only when installed by LMC. Discoloration or loss due to erosion, negligence, vandalism, accidents, weather extremes, or "Acts of God" beyond our control cannot be warranted.

AR

Initial

TURF FERTILIZATION - SPRING - (1)

Lawns will be fertilized with supplemental feeding, as necessary, in accordance with the specific needs of the plants up to the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page. Fertilizer with trace elements will be applied according to manufacturer's directions and in such a manner to prevent leaf burn and scorching.

TURF FERTILIZATION - SUMMER - (1)

Lawns will be fertilized with supplemental feeding, as necessary, in accordance with the specific needs of the plants up to the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page. Fertilizer with trace elements will be applied according to manufacturer's directions and in such a manner to prevent leaf burn and scorching.

TURF FERTILIZATION - FALL - (1)

Lawns will be fertilized with supplemental feeding, as necessary, in accordance with the specific needs of the plants up to the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page. Fertilizer with trace elements will be applied according to manufacturer's directions and in such a manner to prevent leaf burn and scorching.

SHRUB/BED FERTILIZATION - SPRING - (1)

Ornamental plants will be fertilized with supplemental feeding as necessary in accordance with the specific needs of the plants up to the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page. This application is only for the shrubs and groundcover. Crape Myrtles and other trees will be proposed separately.

Fertilizer with trace elements will be applied according to manufacturer's directions and in such a manner to prevent leaf burn and scorching. Rates used will depend on the size, age, location, and appearance of the plant. The basic objective will be one of controlled nourishment and to prevent too rapid development of plants except where rapid cover and development is requested.

SHRUB/BED FERTILIZATION - FALL - (1)

Ornamental plants will be fertilized with supplemental feeding as necessary in accordance with the specific needs of the plants up to the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page. This application is only for the shrubs and groundcover. Crape Myrtles and other trees will be proposed separately.

Fertilizer with trace elements will be applied according to manufacturer's directions and in such a manner to prevent leaf burn and scorching. Rates used will depend on the size, age, location, and appearance of the plant. The basic objective will be one of controlled nourishment and to prevent too rapid development of plants except where rapid cover and development is requested.

DONATED AREA- ATTINGHAM HEDGE PRUNING - (4)

To be performed up to, but not exceeding, the number of scheduled frequencies listed on the Grounds Maintenance

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Initial

Interval Schedule page.

- TURF

Mowing: Lawn areas will be mowed at the appropriate height and frequency to keep them looking neat. No more than one-third (1/3) of the leaf blade will be removed at any one mowing. Height and frequency of the mowings will be determined by proper agronomic practice for the principle grasses used in the turf area as well as by the type of turf area and the current growth characteristics. Mowing in the dormant season will be done in the areas of growth as needed. Clippings will be left to disintegrate and return valuable nutrients to the soil. If clippings become swathed from wetness or delay in mowing, they will be spread or removed to prevent unsightliness. Clippings will be removed where they may be tracked onto sidewalks or building areas.

Edging: Edging will be performed with a blade edger around all turf perimeters and along walks and curbing. A clean, straight edge will be maintained in a neat and consistent manner. All clippings from edging will be removed from sidewalks, curb areas and planting bed areas to maintain a clean appearance.

Trimming: All grass around trees, retaining walls, fences, posts, and other areas where the mower cannot cut will be trimmed or sprayed to the level of the turf.

- SHRUBS AND GROUND COVER

Pruning: Except for desired hedges, all pruning and thinning will be done so that natural shapes of plants are retained. Pruning for shape and growth will be done at the proper time of the year for the characteristics and varieties of plants using proper horticultural practices. Groundcover and hedges will be sheared or edged to prevent a ragged appearance. Trimming of shrubbery that is above eight (8) feet or two (2) inches in diameter can be provided for an additional charge.

Weed Control: Open ground between plants and groundcover areas will be de-weeded using appropriate chemical and manual control methods.

- ANNUAL COLOR BED(S)

Bed Maintenance: If annual color is included as part of this contract, please see the section labeled Color Maintenance.

If annual color is installed by anyone other than LMC after the start date of this agreement, the maintenance (weeding, pruning, etc.) of the planting area will not be included. This is to avoid any controversy or to compromise any warranty the other installers may have.

- GENERAL CLEAN-UP

Ant beds will be treated as they appear in lawn and bed areas with E.P.A. approved materials.

Spray herbicide to control weeds growing in all paved areas such as sidewalks, driveways, etc. within fifteen (15) feet of landscaped areas.

Debris from maintenance functions will be removed from sidewalks, entrances, patios, and planting bed areas and removed from the site. Blowing, sweeping, or vacuuming of hard surface, or excessive leaf removal in large open areas can be provided for an additional charge. When excessive leaf drop occurs and the EXTRA DEBRIS REMOVAL section of the contract is not included, LMC will perform either of the following:

1) Time allocated for the normal SITE VISIT services will be spent cleaning up the leaves and removing them from the property, as opposed to the other listed items. On occasions where more time is needed and only when approved, we will complete the cleanup on a Time and Materials (T&M) separate billable work order at a rate of \$30 / man-hour.

2) LMC will perform the regularly scheduled SITE VISIT services and clean up the debris from the maintenance functions, but a separate billable work order will be submitted to manually remove the debris and dispose of offsite.

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Initial

OPTIONAL SERVICES

IRRIGATION INSPECTION - (9)

Performed by an irrigation specialist, as needed, up to the number of scheduled frequencies on the Grounds Maintenance Interval Schedule page. Service includes: a) a head-to-head evaluation of the system; b) adjustments to settings on the controller(s); and c) a written evaluation and proposal estimate for any repairs noted during the inspection.

Damages to sprinkler heads and other system parts due to LMC operations will be repaired at our expense. Failures to system components due to normal wear- and- tear, vandalism, construction, vehicular damage, etc. will be reported to the customer, if discovered, and repaired upon approval. If a Not-to-Exceed (NTE) price is agreed upon, any repairs performed while on site will be completed and invoiced separately as long as the NTE amount is not exceeded.

Irrigation in Texas is regulated by the Texas Commission on Environmental Quality (TCEQ), MC-178, P.O. Box 13087, Austin, Texas 78711-3087. TCEQ's website is: www.tceq.state.tx.us.

TURF PRE/POST-EMERGENT HERBICIDE - SPRING - (1)

A mixture of a pre-emergent and post-emergent herbicide will be applied, as needed during late Winter or early Spring, up to the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page using E.P.A. approved materials under the direction of a licensed applicator.

Pre-emergent weed control applications only affect weeds that have not germinated. The residual affect is ninety (90) days and repeat applications may be required. These controls are not intended for grassy-type weeds or Sedges, such as but not limited to: Torpedograss, Dallisgrass, Bahiagrass, Kyllinga, and Nutsedge. Doveweed is also not covered with this application, but may be proposed separately.

Post-emergent weed control applications only affect those broadleaf weeds that have germinated. These controls are not intended for grassy-type weeds or Sedges, such as but not limited to: Torpedograss, Dallisgrass, Crabgrass, Bahiagrass, Kyllinga, and Nutsedge. Doveweed is also not covered with this application, but may be proposed separately.

TURF PRE/POST-EMERGENT HERBICIDE - FALL - (1)

A mixture of a pre-emergent and post-emergent herbicide will be applied, as needed in the Fall season, up to the number of scheduled frequencies listed on the Grounds Maintenance Interval Schedule page using E.P.A. approved materials under the direction of a licensed applicator.

Pre-emergent weed control applications only affect weeds that have not germinated. The residual affect is ninety (90) days and repeat applications may be required. These controls are not intended for grassy-type weeds or Sedges, such as but not limited to: Torpedograss, Dallisgrass, Bahiagrass, Kyllinga, and Nutsedge. Doveweed is also not covered with this application, but may be proposed separately.

Post-emergent weed control applications only affect those broadleaf weeds that have germinated. These controls are not intended for grassy-type weeds or Sedges, such as but not limited to: Torpedograss, Dallisgrass, Crabgrass, Bahiagrass, Kyllinga, and Nutsedge. Doveweed is also not covered with this application, but may be proposed separately.

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Initial



**MAINTENANCE CONTRACT AGREEMENT
FONN VILLAS**

Property Information

Fonn Villas
631 Hallie Dr
Houston, TX 77024

Contact Information

Kyle Hill
Fonn Villas Civic Association
635 Hallie Dr,
Houston, TX 77024

Customer Billing Information

Fonn Villas Civic Association
12818 Willow Centre
Unit B
Houston, TX 77066

GROUNDS MAINTENANCE INTERVAL SCHEDULE

OCCURRENCES	INCLUDED SERVICES
50	SITE VISIT
3	COLOR INSTALLATION
12	COLOR MAINTENANCE
9	COLOR PHC
1	SPRING MULCH, 1.5"
1	FALL MULCH, 1.5"
1	TURF FERTILIZATION - SPRING
1	TURF FERTILIZATION - SUMMER
1	TURF FERTILIZATION - FALL
1	SHRUB/BED FERTILIZATION - SPRING
1	SHRUB/BED FERTILIZATION - FALL
4	DONATED AREA- ATTINGHAM HEDGE PRUNING

ANNUAL MAINTENANCE PRICE	\$17,222.60
SALES TAX 0.00%	\$0.00
ANNUAL TOTAL WITH TAX*	\$17,222.60
MONTHLY TOTAL WITH TAX*	\$1,435.22

*Prices are subject to change 30 days from above date. Contract terms and conditions to follow.

OPTIONAL SERVICES - NOT INCLUDED IN ABOVE PRICING

OCCURRENCES	SERVICES	**PRICE	INITIAL TO ACCEPT
9	IRRIGATION INSPECTION	\$675.00	<u>AR</u>
1	TURF PRE/POST-EMERGENT HERBICIDE - SPRING	\$125.00	<u>AR</u>
1	TURF PRE/POST-EMERGENT HERBICIDE - FALL	\$125.00	<u>AR</u>

**Prices are subject to change 30 days from above date.

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Initial



**MAINTENANCE CONTRACT AGREEMENT
FONN VILLAS**

Property Information

Fonn Villas
631 Hallie Dr
Houston, TX 77024

Contact Information

Kyle Hill
Fonn Villas Civic Association
635 Hallie Dr,
Houston, TX 77024

Customer Billing Information

Fonn Villas Civic Association
12818 Willow Centre
Unit B
Houston, TX 77066

AGREEMENT TERMS AND CONDITIONS

This agreement is made **October 20, 2023** between Lawn Management Company, LLC, herein referred to as (LMC), and Fonn Villas, 631 Hallie Dr, Houston, TX 77024, herein referred to as (Customer). Attn: Kyle Hill, Fonn Villas Civic Association, 635 Hallie Dr., Houston, TX 77024.

WHEREAS LMC is in the business of providing landscape management services and Customer is desirous of engaging LMC to provide such services and upon the terms and conditions set out herein, the parties hereby agree as follows.

Customer hereby engages the services of LMC to maintain the GROUNDS located at **631 Hallie Dr, Houston, TX 77024** here herein referred to as (Property).

LMC will provide the services set out in the above SCOPE OF SERVICES with pricing and frequencies included in the GROUNDS MAINTENANCE INTERVAL SCHEDULE.

The Customer agrees to pay the annual sum of **\$17,222.60** plus applicable sales tax per year for the services to be provided under this Agreement. For the convenience of the Customer, this annual sum of **\$17,222.60** plus applicable sales tax will be amortized over a twelve (12) month period at a rate of **\$1,435.22** plus applicable sales tax per month. Such payments are to be made within **Net 30** days after the receipt of LMC's monthly statement that will be sent out at the beginning of every month. If the Customer fails to pay such statement within **Net 30** day period, LMC shall have the right to terminate this Agreement. Interest on past due amounts may be accrued at a rate of 1.5% per month until paid.

The Customer agrees that they have a duty to inspect the services performed by LMC within three (3) days after any service described in the SCOPE OF SERVICES has been performed. If Customer is dissatisfied with any of the work performed, written notice of such dissatisfaction shall be given to LMC within five (5) working days from the completion of services. LMC shall then have seven (7) days to repair or correct such work at no additional cost to the Customer. Failure of LMC to properly address any Customer dissatisfaction that is within the parameter of the contracted services as per the attached SCOPE OF SERVICES and GROUNDS MAINTENANCE INTERVAL SCHEDULE in the manner noted above will give Customer the right to terminate this Agreement with thirty (30) days certified written notice. Customer's failure to properly notify LMC of dissatisfaction of any work called for under this Agreement shall constitute a waiver of claim or offset Customer may have regarding services rendered by LMC under this Agreement.

The contract may be terminated by either party by giving thirty (30) days' notice and by paying in full for all services performed to date.

It is understood that due to seasonal fluctuations of services rendered, that in the event of cancellation or termination of this Agreement for whatever reason, LMC will be compensated for the actual services performed up to the date of cancellation as per the attached GROUNDS MAINTENANCE INTERVAL SCHEDULE. Payment will be determined by adding the accrued value of services from the effective date of this Agreement up to the termination date of the Agreement less any payments previously made. If applicable, a final invoice will be issued reflecting the amount owed for the Earned revenue versus the monthly Invoiced amount based upon contracted scheduled services included.

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In the event of damage caused by a natural disaster or any Act of Nature (i.e. fire, flooding, high winds, freezing conditions, tornados, hurricanes, etc.) or any type of vehicular or pedestrian damage (i.e. riots, looting, traffic accident, etc.) LMC cannot be held liable for replacement or repair of plant materials (annuals, groundcover, shrubs, trees, etc.), hardscapes, or irrigation systems. Clean up or replacement of said damage will be charged at a fair market value for labor and disposal fees unless a separate signed written agreement is agreed to in lieu of services already included in this agreement. If Seasonal Cutbacks are included in this agreement, plants that are considered to freeze under "normal" conditions (perennials and ornamental grasses) will not incur a charge for cleanup.

This Agreement shall be with Customer irrespective of any change of ownership or management of the property. Any agent signing this Agreement for Customer represents that the agent is expressly authorized to bind the Customer to the terms of this Agreement.

Customer shall pay all attorneys' fees and costs incurred by LMC in enforcing the rights under this Agreement.

Customer will indemnify and hold LMC harmless from all loss, damage or claims caused in whole or in part by the negligence of Customer or its representatives, employees, or agents. LMC will hold Customer harmless from all loss, damage, or claims caused in whole or in part by the negligence of LMC or its representatives, employees, or agents.

This annual Agreement in the amount of **\$17,222.60** plus applicable sales tax will commence on **November 1, 2023**. On occasions where services are requested prior to **November 1, 2023**, additional requested visits will be billed as a separate work order(s), and the **November 1, 2023** will be the first day of the annualized agreement. This Agreement shall continue for an initial period of one year from **November 1, 2023**. Unless this Agreement is terminated as provided herein, this Agreement will continue to be renewed for successive one-year periods from the effective date. Each year will begin a new effective Agreement starting date. At the end of the contract year the Customer or LMC shall have the right to terminate this Agreement by giving certified written notice to the other party thirty (30) days prior to the desired date of termination. Following the first year of service, the Agreement may be increased by up to 5% per year to offset LMC's increased operating costs. LMC may also amend the price at any time after the first year by notifying the Customer in writing of such amendment at least thirty (30) days prior to change. In the event there is an amendment in price at any time other than the effective date, Customer retains the right not to accept the increase by notifying LMC in writing at anytime prior to the date the amendment is to take place.

In the event that the landscaping has changed during the terms of this agreement, the monthly billing will be adjusted accordingly for the remainder of the current agreement. Examples of this may include changes from enhancement projects to the annual color beds, turf, mulched beds, or any other changes in the SCOPE OF SERVICES. The adjusted Addendum to the existing agreement will then be spread out over twelve (12) months of the renewed contract on the one (1) year anniversary of the effective date.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the subject matter hereof and contains all of the covenants and agreements between the parties with respect to said matter. Each party to this Agreement acknowledges that no representation, inducements, promises, or agreements, oral or otherwise, have been made by either party which are not embodied herein, and that no other agreement, statement or promise not contained in this Agreement or Exhibits shall be validating or binding.

Should either party default in any of its obligations hereunder; the other party shall be entitled to recover (in addition to any other damages herein provided) reasonable attorneys' fees and court costs in addition to any other relief, which might be awarded.

Signature: 
Richard Robba
Representing
Lawn Management Company, LLC

Alexander Rosca
Fonn Villas Civic Association
12818 Willow Centre
Houston , TX 77066
As an Agent for:
Fonn Villas
631 Hallie Dr
Houston, TX 77024

Date: 10/20/2023

10/30/2023

AR
Initial



Katie Eisterhold <katiebernardeisterhold@gmail.com>

October meeting

Dan Zoch <dzoch@carsoncompanies.com>

Mon, Oct 30, 2023 at 2:27 PM

To: Alexander Rosca <alexander.rosca@gmail.com>, Ladd Williams <laddwilliams@gmail.com>

Cc: Cezar Andrei <cezar.andrei@gmail.com>, Fletcher Dunson <fdunson@thesprintcompanies.com>, Katie Eisterhold <katiebernardeisterhold@gmail.com>, Kiel Von Feldt <kielvonfeldt@gmail.com>, Kyle Hill <kyle@westsiderealtors.com>, Michael Ferrier <ferrier.michael@gmail.com>

I vote yes for landscape contract

From: Alexander Rosca <alexander.rosca@gmail.com>

Sent: Monday, October 30, 2023 2:14 PM

To: Ladd Williams <laddwilliams@gmail.com>

Cc: Cezar Andrei <cezar.andrei@gmail.com>; Dan Zoch <dzoch@carsoncompanies.com>; Fletcher Dunson <fdunson@thesprintcompanies.com>; Katie Eisterhold <katiebernardeisterhold@gmail.com>; Kiel Von Feldt <kielvonfeldt@gmail.com>; Kyle Hill <kyle@westsiderealtors.com>; Michael Ferrier <ferrier.michael@gmail.com>

Subject: Re: October meeting

WARNING: This email originated from outside of Carson Companies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We have 3 yes votes. Katie had a question about color: it is included on the on the services page (3 installations and 12 maintenance visits) for the Old Oaks entrance where we have a flower bed. I didn't find it spelled out that it's for that location but we can ask them to spell it out.

[Quoted text hidden]



Katie Eisterhold <katiebernardeisterhold@gmail.com>

October meeting

Katie Eisterhold <katiebernardeisterhold@gmail.com>

Mon, Oct 30, 2023 at 2:33 PM

To: Michael Ferrier <ferrier.michael@gmail.com>

Cc: Dan Zoch <DZoch@carsoncompanies.com>, Alexander Rosca <alexander.rosca@gmail.com>, Cezar Andrei <cezar.andrei@gmail.com>, Fletcher Dunson <fdunson@thesprintcompanies.com>, Kiel Von Feldt <kielvonfeldt@gmail.com>, Kyle Hill <kyle@westsiderealtors.com>, Ladd Williams <laddwilliams@gmail.com>

I vote yes for the LMC contract as well.

[Quoted text hidden]



Katie Eisterhold <katieberndeisterhold@gmail.com>

October meeting

Kyle Hill <stevenkylehill@gmail.com>

Mon, Oct 30, 2023 at 2:34 PM

To: Katie Eisterhold <katieberndeisterhold@gmail.com>

Cc: Michael Ferrier <ferrier.michael@gmail.com>, Dan Zoch <dzoch@carsoncompanies.com>, Alexander Rosca <alexander.rosca@gmail.com>, Cezar Andrei <cezar.andrei@gmail.com>, Fletcher Dunson <fdunson@thesprintcompanies.com>, Kiel Von Feldt <kielvonfeldt@gmail.com>, Ladd Williams <laddwilliams@gmail.com>

I got yes for lmc

Sent from my iPhone

On Oct 30, 2023, at 2:33 PM, Katie Eisterhold <katieberndeisterhold@gmail.com> wrote:

[Quoted text hidden]



Katie Eisterhold <katiebernardeisterhold@gmail.com>

October meeting

Kiel VonFeldt <kielvonfeldt@gmail.com>

Mon, Oct 30, 2023 at 4:22 PM

To: Alexander Rosca <alexander.rosca@gmail.com>

Cc: Kyle Hill <stevenkylehill@gmail.com>, Cezar Andrei <cezar.andrei@gmail.com>, Dan Zoch <dzoach@carsoncompanies.com>, Fletcher Dunson <fdunson@thesprintcompanies.com>, Katie Eisterhold <katiebernardeisterhold@gmail.com>, Ladd Williams <laddwilliams@gmail.com>, Michael Ferrier <ferrier.michael@gmail.com>

Yes. This contract is in line with other contracts from LMC I have seen (scope and pricing).

Sincerely,
Kiel Von Feldt

kielvonfeldt@gmail.com
713-817-2060

[Quoted text hidden]



October meeting

Ladd Williams <laddwilliams@gmail.com>

Mon, Oct 30, 2023 at 2:06 PM

To: Alexander Rosca <alexander.rosca@gmail.com>

Cc: Katie Eisterhold <katiebernardeisterhold@gmail.com>, Dan Zoch <dzoch@carsoncompanies.com>, Fletcher Dunson <fdunson@thesprintcompanies.com>, Michael Ferrier <ferrier.michael@gmail.com>, Kyle Hill <kyle@westsiderealtors.com>, Cezar Andrei <cezar.andrei@gmail.com>, Kiel Von Feldt <kielvonfeldt@gmail.com>

I approve of the LMC contract.

On Tue, Oct 24, 2023 at 11:07 PM Alexander Rosca <alexander.rosca@gmail.com> wrote:

Please vote on approving the new landscaping contract tomorrow. Thank you

On Tue, Oct 24, 2023 at 10:25 PM Katie Eisterhold <katiebernardeisterhold@gmail.com> wrote:

All:

The agenda is on the website and an email blast has been sent out to all on the distribution list, so we're good to go for next week's meeting.

Thanks,
Katie

On Tue, Oct 24, 2023 at 10:04 PM Alexander Rosca <alexander.rosca@gmail.com> wrote:

Hello everyone,

I know I have been offline for the past couple of weeks due to travel and late hours at the office. This past Saturday we had 40+ people at our house for homecoming, cleanup on Sunday, and SBISD meeting last night (Zac was recognized as a National Merit Scholar). Thank you for your patience during this time.

We have three meetings left for this year: the October budget discussion meeting (no vote on it), the November budget discussion and approval, approval on the 2024 assessments and formal approval of the homeowners' list to be billed as well as the nominating committee appointment and the December meeting (lighter) during which we will discuss end of year stuff, nominate the new board members, prepare the newsletter (this one will have to be hand delivered).

You will notice one item below about approving a new landscaping contract. Kyle asked me today if we can vote via email before the meeting as he would like to send it to LMC as they will start working for us on November 1 so it would be nice if they have the contract signed a week prior. The new contract is attached and has spelled out commitments and it is for a lower amount than what we are paying today for questionable service. Please consider this email as Kyle's motion to approve the contract as written (with me as the second) and respond to all so that Katie can tabulate the votes.

Based on the timing above, I spoke with Katie about a revised agenda and it is below:

Agenda for Monday, October 30, 2023 7:15PM @ Pines Presbyterian (in case we cannot get in, we will do it at the pool)

General Business

- 1. Approval of minutes – Katie Eisterhold (2 minutes)**
- 2. Treasurer report – Ladd Williams (30 minutes)**
 - o YTD Financial reports presentation
 - o Proposed 2024 budget discussion
- 3. ACC and ASC reports - Josh Nix (5 minutes)**
 - o Appoint new members to the ACC to replace members rolling off

Advisory and executive committee reports

- 1. Security - Michael Ferrier (5 minutes)**

2. **TIRZ 17 - Fletcher Dunson (5 minutes)**
3. **Memorial Super Neighborhood - Katie Eisterhold (5 minutes)**
 - o YTD Financial reports presentation
 - o Proposed 2024 budget discussion
4. **Pool Executive Committee - Kyle Hill (5 minutes)**
 - o End-of-season update
5. **Capital Improvement Committee Updates - Dan Zoch (10 minutes)**
 - o update on 2023 improvement projects

Other Business

1. **Approve new landscaping contract with LMC (5 minutes)**
2. **Discuss options for separating the Swim Team from the HOA for management and budget independence (5 minutes)**
3. **Agree on the November and December board meeting dates (5 minutes)**
4. **Discuss the relationship with BRM and how we would like to see the HOA portal going forward (this includes the directory) (5 minutes)**

Please bring your ideas and desires and see if they can be included in the budget. As you well know, there is a limit on how much we can increase the dues so please be mindful. I have been told by BestFit that everything we budget for has to benefit the entire community (hence my point above). Historically, the pool and then the HOA sponsored 3 community-wide parties and, at times, a dinner in the spring or fall (sometimes both). Other neighborhoods have formal Dads' Clubs and Moms' Clubs with their own dues that sponsor additional parties/ events that are geared towards their hobbies (we used to have beer brewing classes) or towards children of specific age groups.

Lastly, I scheduled 90 minutes for this meeting. Please come prepared, especially with budget requirements. The November meeting will last 2 hours or more so any preparation will help in trying to keep the November meeting short.

Thank you,

Alex

--

Best Regards,
Katie Bernard Eisterhold
(713) 305-0516
katiebernardeisterhold@gmail.com



Katie Eisterhold <katiebernardeisterhold@gmail.com>

October meeting

Michael Ferrier <ferrier.michael@gmail.com>

Mon, Oct 30, 2023 at 2:27 PM

To: Dan Zoch <DZoch@carsoncompanies.com>

Cc: Alexander Rosca <alexander.rosca@gmail.com>, Cezar Andrei <cezar.andrei@gmail.com>, Fletcher Dunson <fdunson@thesprintcompanies.com>, Katie Eisterhold <katiebernardeisterhold@gmail.com>, Kiel Von Feldt <kielvonfeldt@gmail.com>, Kyle Hill <kyle@westsiderealtors.com>, Ladd Williams <laddwilliams@gmail.com>

Yes as well

[Quoted text hidden]