

# FIRST AMENDED

## FV BoD Meeting 6/21/21 Minutes

### Attendees:

Sheen Smith  
Lyndsay Deal  
Jim Gleaves  
Kelly Lawson

### Directors

Tonya Wright  
Kyle Hill  
Michael Ferrier  
Alex Rosca  
Natalia Branch

1 – The meeting was called to order at 7:15 PM by Alex Rosca, the VP in the absence of Allison Marshall.

2 – Michael Ferrier made a motion to approve the minutes of the prior meeting. The motion was seconded by Alex and unanimously approved.

3 – Natalia Branch informed the Board that the increased revenue from the swimming pool resulting from external memberships exceeded the additional lifeguard costs. She is investigating whether we will have enough profit to pay for a new slide.

### 4 – Architectural Standards Committee:

Jim Gleaves reported that there are 6 houses under constructions, 2 major remodels and 22 minor construction projects (including 7 new rooves). Additionally, the issue of the non-conforming roof that was discussed in the prior meeting has been resolved.

### 5 – Executive Committee Reports:

#### a. Security – Ferrier

The fence in the pool parking area seems to have resulted in fewer unauthorized vehicles.

#### b. Community Facilities – Hill

The lifeguards need daily reminders to lock the gate upon closing the pool.  
The deck was repaired, although the necessary repairs were greater than expected.  
There is a 12 week lead time for the new diving board.

We have received 3 bids for tree trimming (\$6,000, \$2,800 and \$2,000). Our current landscaper had the highest bid, so Kyle will give him a chance to lower his bid.

The speaker covers in the pool area were painted and replaced.

## 6 – Advisory Committee Reports:

- a. Maintenance and Parks – Hill  
No update

- b. Architectural and neighborhood standards review – Smith  
Project has been concluded

Sheen recommends that the current proposal be approved as follows:

- i. Solar panels, emergency generators and cameras being researched.
- ii. Variance process on harmonious appeal – recommends relying on existing process.
- iii. Recommends to leave the appeal discussion between homeowner and BoD.
- iv. Stand-alone guidelines for roofing materials, rainwater barrels, religious materials and solar panels need to be terminated to prevent inconsistencies.

Once the documents are filed and we receive stamped copies, the website should be updated. Also the binders of the members of the BoD need to be updated.

Alex moved to revoke the 4 stand-alone guidelines. Ferrier seconded, and the motion passed unanimously.

Alex moved to approve the new guidelines as proposed. Tonya seconded, and the motion passed unanimously.

- c. TIRZ 17 – Vacant

- d. Memorial Super neighborhood – Branch & Wright  
Our area was excluded by the Texas Land Office from receiving recovery funds. The formula is being recalculated.  
Next meeting is Monday night.

- e. Documentation – Wright  
Guidelines will be put in notebooks.

- f. Social – Szema  
No Update

- g. Newsletter – Kirkpatrick  
No Update

- h. Website – Melnar  
No Update

## 7. New Business

- a. Vote on Proposed new Guidelines (see above)

b. Appointment of new directors

- i. Alex moved to appoint Lindsay Deal for Ted's position. Natalia seconded, and the motion passed unanimously.
- ii. Tonya moved to appoint Lindsay Deal for secretary. Alex seconded, and the motion passed unanimously.
  
- iii. Alex moved to appoint Natalia Branch for Treasurer. Kyle seconded, and the motion passed unanimously.
- iv. Alex moved to appoint Amanda Szema to the BoD to replace Silvio. The motion was seconded and passed unanimously.

c. Other new business

We have received 2 proposals for the pool area remodel master plan (Melanie Storman Bash and Clark Conden) . We are looking for a 3<sup>rd</sup>. We will reach out to Stefano for a possible recommendation.

- d. A discussion was held about creating a deferred maintenance fund for the pool. It was proposed to hire a third party consultant to get an estimate of future anticipated pool area maintenance costs.

8. Alex moved to adjourn the meeting. Ferrier seconded, and the motion passed unanimously. Adjournment at 8:03 PM



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Michael Ferrier



Nov 17, 2021

[Allison Marshall \(Nov 17, 2021 08:49 CST\)](#)






# 2021-06 Fonn Villas HOA Board Meeting Minutes rev a

Final Audit Report

2021-11-17

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