

2021-10-18 Regular Board of Directors Meeting Minutes

Monday, October 18, 2021

7:06 PM

Agenda

Call to Order

Approval of Minutes - Deal

Treasurer Report - Branch

Architectural Committee Report - Gleaves

Executive Committee Reports

Security - Ferrier

Community Facilities - Hill

Advisory Committee Reports

Parks and Maintenance - Hill

TIRZ 17 - Fletcher

Memorial Super Neighborhood - Wright, Branch

Documentation - Wright

Social - Szema

Welcoming - Williams

Newsletter - Kirkpatrick

Website - Melner

New Business

Pool Slide

Approve list of property owners

Review of brief pool survey and vote on future planning

Meeting Adjourned

Attendees

Allison Marshall, Lindsay Deal, Kyle Hill, Alexander Rosca, Natalia Branch, Tonya Wright

[Sign in sheet attached](#)

2021-10-18 Regular Board of Directors Meeting Minutes

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Call to Order

7:16 PM - Fonn Villas Swim Club

Approval of Minutes - Deal

Sept 2021 minutes

Decision to **approve the September 2021 minutes**: Wright motioned, Branch seconded, motion passes

Treasurer Report - Branch

Maintenance fund YTD \$17K surplus, compared to budget current deficit of \$6K with biggest overrun in legal expenses

YTD \$40.5K surplus due to exceeded revenue record swim team membership, outside membership and sponsorships

Total budget \$26K surplus

Architectural Committee Report - Gleaves

3 homes under major construction

3 major remodels

- One backyard remodeling

- Kingsride and Hallie made trim color change

YTD Approved 30 minor alterations

ACC had a educational meeting on how to read plans

Charter drafted and is planned to be approved at next meeting

ACC can approve or disapprove major and minor construction and deposit forfeitures

Violation/enforcement of the Deeds have to be taken by the board to fulfill legal requirements - confidential report

Restrictions require a neighborhood approval and need to be updated to reflect the

The charter needs to be adopted separately - requires some additional legal review

Some concerns about the escalating legal expenses - Branch has requested a budget for ACC legal expenses next year

Executive Committee Reports

Security - Ferrier

No updates

Community Facilities - Hill

Concern with the general state of the facilities, currently our maintenance is as needed

Need to build a plan for fix/repairs/improvements

Poinsettias made \$200 allocated pool

Advisory Committee Reports

Parks and Maintenance - Hill

Lights still not working

Bendwood Park has been prioritized in the first 15 City of Houston Parks Department

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Deal to ask to put a link to the City of Houston Parks report on the website

TIRZ 17 - Dunson

No report

Memorial Super Neighborhood - Wright

Jim Murphy not running in the next election

August 23, 2021 [meeting minutes attached](#)

Encouraged HOA and Deed Restrictions are active and not voided Major Turner's initiative for increased population density

Next meeting October 25, 2021

Documentation - Wright

No report

Social - Szema

Need to recruit someone to plan the Christmas Party

Welcoming - Williams

No report

Newsletter- Kirkpatrick

In the process to pass the responsibility to Katie Eisterhold

Website - Melner

Beautiful new website

Password for protected portion will be included in the newsletter

Business

1. Review of brief pool survey and vote on future planning

59 responses to resident and non-resident members, through Mom's Group, Block Captains, Facebook and distribution list for Non-Resident Members

Closing time may be moved to 8PM on weeknights

Concerns about the lack of slide and cleanliness concerns

Renting in offseason not feasible due to the cost of Sweetwater management costs

[Survey responses attached](#)

2. Pool Slide

Two slides were included in the survey preferred the Spectrum Slide 360 It is also the cheaper of the two slides. [Three quotes ranging](#) from \$32.3K - \$33 (excluding sales tax). Sweetwater has the best price and manages setup and supply chain monitoring. The current pool surplus covers 80% of the selected slide. The lead time requires ordering the slide now.

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Decision to **Spectrum Slide from Sweetwater and pay 80% this year and the remaining 20%** : Branch motioned, Rosca seconded, motion passes

3. Approve list of property owners

Suggestion that we fine tune the maintenance budget when the pool closes for the season to also include the unexpected maintenance with the potential to increase annual maintenance dues

The labor and materials cost are difficult to predict, Dunson and Strum have some suggestions to keep the inflating costs

Consider a potential fee that goes toward a differed maintenance plan

Discuss with Natalia the need for a temporary budget committee

Meeting Adjourned

7:52 PM

Prepared by:

Lindsay Deal 10/18/2021

Approved by:

Signature: *Allison Marshall*
Allison Marshall (Dec 14, 2021 10:00 CST)

Email: fonnvillasbod@hotmail.com






2021-10 Fonn Villas Regular HOA Board Meeting Minutes - Draft for Review c - Main

Final Audit Report

2021-12-14

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