

2021-11-15 Regular Board of Directors Meeting Minutes

Monday, November 15, 2021 7:11 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 - Dunson

Memorial Super Neighborhood - Wright, Branch

Documentation - Wright

Social - Szema

Welcoming - Williams

Newsletter - Kirkpatrick

Website - Melner

New Business

Appointment of Katie Eisterhold to newsletter

Appointment of Jumana Benlateef to website

Vote on Holiday Pop-Up

Vote on ACC Charter

Vote on list of property owners

Vote on rate of Annual Assessment

Vote on 2022 Budget

Vote on Request for Proposal

Vote on formation of Capital Improvement Committee

Vote on slate of candidates

Meeting Adjourn

Attendees

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

Call to Order

7:18 PM - Online Zoom Meeting

Approval of Minutes - Deal

October 2021 draft minutes on the website for review and approval next month

November 2021 draft minutes available for review on the website

Treasurer Report - Branch

Allison Marshall
Allison Marshall (Dec 14, 2021 09:59 CST)

Maintenance Fund:

- YTD Maintenance Fund spend is \$6.5K over budget primarily due to Legal expenses.
- This leaves us only \$10K for November and December, short of \$12K that was in the budget so we will most likely be over for the year.

Facilities:

- Our Revenue was \$33K higher than in the budget, and as voted at the last BoD meeting, we agreed to spend \$27K of that surplus on a deposit to replace the broken slide.
- At the same time, our expenses were higher including swim team expenses, Sweetwater maintenance contract and new diving board that had to be replaced.
- This leaves us a surplus of \$12K vs. budgeted \$9K.

Estimated year end \$300K in cash assets

Architectural Committee Report - Gleaves

1 new construction application - currently sits with builder/designer to ensure guideline compliance
3 homes under major construction
Several pools

Executive Committee Reports

Security - Ferrier

Constable contract will stay the same rate next year
Will need to meet the other neighbors for common contract
No current security concern

Community Facilities - Hill

Tree removal last week

Advisory Committee Reports

Parks and Maintenance - Hill

Surveying and drilling - waiting on explanatory response

TIRZ 17 - Dunson

Expansion and drainage on Memorial Drive, 63% complete
Eastbound lane scheduled to open Jan 2022
Approval process with TXDoT to go east to Gessner
Northbound on Benignus from Memorial Drive ditch expansion and drainage

Memorial Super Neighborhood - Wright

Catalytic converter etching to prevent theft to be repeated in the future
Kirkwood project - continuing construction to Westheimer, current portion finished 3-4 months
Increased police presence over the holidays from Councilman Travis's extra budget
Next meeting November 15, 2021

Documentation - Wright

No report
Deal to look through old minute to identify company that performed the survey of Swim Club at the time of the merger

Social - Szema

Sarah volunteered - Weekend of the 12th

Welcoming - Williams

No report

Newsletter- Kirkpatrick

In the process to pass the responsibility to Katie Eisterhold

Website - Melner

Beautiful new website

In the process to pass the responsibility to Jumana Benlateef

Business

Appointment of Katie Eisterhold to newsletter

Marshall Branch pass

Decision to **appoint Katie Eisterhold to manage the website** : Marshall motioned, Branch seconded, **motion passes**

Appointment of Jumana Benlateef to website

Decision to **appoint Jumana Benlateef to manage the website** : Marshall motioned, Deal seconded, **motion passes**

Vote on Holiday Pop-Up

Angie Haas organizing a pop-up to support neighborhood businesses, donate a portion to the pool fun
December 5 from 3-5

Marshall to donate the funds to pay for a pool watcher

Decision to **allow Angie Hass to host a holiday pop-up fundraiser at the pool on December 5**: Marshall motioned, Branch seconded, **motion passes**

Vote on ACC Charter

Recommendation to defer approval

Vote on list of property owners

List of property owners from Best Fit to be used as the official list of homeowners for the election in January

Decision to **use the list of property owners as produced by Best Fir for the election eligibility in January**: Marshall motioned, Wright seconded, **motion passes**

Vote on rate of Annual Assessment

Late fees are currently \$50 per assessment in February and 6% annual interest charge - no proposed change

Proposed assessment fee increased by \$0.002 per sqft resulting in an average increase of \$20 per household to keep up with the historically low interest rates for funds held and annual inflation on services purchased

Proposed maintenance fee rate for 8% to keep up with annual inflation of costs resulting in an average increase of \$20 for seniors, \$30 for normal rate, and no change for fixed senior cost

Decision to **increase assessment fees as proposed**: Branch motioned, Rosca seconded, **motion passes**

Vote on 2022 Budget

Anticipate revenue increase from assessment fee and reduced interest

Marshall to examine the Deed Restrictions Enforcement to once every two months to minimize associated costs

Need to confirm the legal fee estimate for the changes to

Rosca to compare fees over course of next year

Constable free unchanged

Decision to **approve budget as amended**: Ferrier motioned, Marshall seconded, **motion passes**

Vote on Request for Proposal

Defer to e-mail

Vote on formation of Capital Improvement Committee

Decision to **form an advisory committee with open membership and have a preliminary meeting to elect chair**: Ferrier motions, Marshall seconds, **motion passes**

Vote on slate of candidates

Defer to next meeting

Meeting Adjourned

9:17 PM

Prepared by:

Lindsay Deal 11/15/2021

Approved by:

Allison Marshall
Allison Marshall (Dec 14, 2021 09:59 CST)

Dec 14, 2021






2021-11 Fonn Villas Regular HOA Board Meeting Minutes rev a

Final Audit Report

2021-12-14

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