

# 2022-12-12 FVCA Regular Board of Directors Meeting

## Agenda

### Call to Order

### Approval of Minutes - Deal

### Treasurer Report - Branch

### ACC and ASC Reports - Nix/Hill

### Advisory Committee Reports

#### Community Facilities - Hill

#### Parks and Maintenance - Hill

#### TIRZ 17 - Dunson

#### Memorial Super Neighborhood - Bonnin

### New Business

#### Nominating Committee Update

### Meeting Adjourn

## Attendees

Alexander Rosca, Lindsay Deal, Kyle Hill, Fletcher Dunson, Dan Zoch, Natalia Branch, Andy Bonnin

### Call to Order

7:22 PM - Fonn Villas Swim Facilities and via Zoom

### Approval of Minutes - Deal

**Action:** Deal to initiate e-mail vote to approve minutes

### Treasurer Report - Branch

No report

Ahead of budget for this year because the fence will be paid for next year

Approximately \$25K surplus from pool operations, approximately \$5K from concessions

### ACC and ASC Reports - Nix/Hill

Requests for window change and generator installation

### Advisory Committee Reports

#### Community Facilities - Hill

Electrical completed

Fence repair started today

Landscape improvements - clean debris and leaves from pool house, estimate \$300

Removing holly bushes by front fence, estimate coming

Adjusting the sprinkler heads to avoid spraying the fence on the street side, requires a movement of the line, likely a few thousand dollars

Two installs of sprinkler system are currently being maintained by a single person

#### Parks and Maintenance - Hill

Complaints about lights on walkways

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New mulch in the playground

Need additional requests to the city clean the mud in the street from the water main break

## **TIRZ 17 - Dunson**

Landscapers for the Memorial expansion are running behind

Start date on multi-family midrise Q1, where Crème de la Crème used to be

No anticipated start date 1-story update to where the Orange Theory

## **Memorial Super Neighborhood - Bonnin**

No report

## **Capital Improvement**

Electrical update complete

Fence ongoing

Pool deck resurface bids from single company Sun Deck of Houston \$120K-\$160K for various scope levels, at a minimum need to update and seal drains (smaller scope than current bid range), looking for additional bids for similar scope, some uncertainty on what is discovered and how many linear feet need to be replaced, may need to hire on a Time and Materials basis and work from highest priority

Resurfacing doesn't address any of the subsurface issue, may need to roll the pool resurfacing (probably needs to happen in 5 years)/plumbing updates with that scope for the most cost efficient solution

May need to table some of the early Community Center work

Assessment the for the pool maintenance is structurally under-funding the pool maintenance and capital improvements

Need to consider a vote to change the assessment structure, barrier is political will for updates, consider a master plan to update the outdoor areas, public meeting with the presentation for the improvement plans

Currently have ~\$320K available in unallocated funds, assessments can increase ~\$10K cumulatively annually

## **New Business**

**E-mail vote for budget for electrical work passed unanimously amend the e-mail chain to document it.**

## **Nominating Committee Update**

**Kyle Hill**

**Kelly Lawson**

**Kyle Hill has maybe a candidate**

**Action: Deal to ask Mom's group to fill the open position on the Board of Direction**

## **Pool Management**

Consider the creation of an Executive Committee with two board members and swim team director to operate the pool, establish that committee at any Board of Directors meeting

If Swim Team is not decoupled organizationally and financially, will require a more formalized rolls

Action: Strum to review proposed rules for functioning Pool Management Executive Committee

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## **Date for Election Meeting**

Ballots must be delivered at least 10 days prior to election meeting  
January 24th for Election Meeting

## **Meeting Adjourn**

8:17 PM