

Agenda for Feb. 12, 2024 Board Meeting: 8 PM @ Pines Presbyterian

Meeting called to order 8:15pm

Atendes: Katie Eisterhold, Dan Zoch, Fletcher Dunson, Cezar Andrei, Kyle Hill, Pat Clynes, Ladd Williams, Kiel Von Feldt. Also: Alex Rosca, Nete Sundt, Allison Marshall, Brent Miller (on behalf of Beacon Residential), and Kanon Carlson.

Beacon Presentation / Q&A (20 min)

1. Services provided by Beacon:
 - full accounting management
 - deed restrictions enforcement
 - web portal
 - board member interaction
 - delivering of financials
2. Contacts: Brent Miller 713-419-0902, Tod Miller(owner) 713-594-7968, Michele
3. Statues: 201-212. Chapter 209, 205.
4. Guidelines for surveying: Architectural guidelines, 2005 deed restrictions.
5. Protocol for violations: observed, take picture, 1st notice with picture - email, 2nd notice in 2 months, 3rd notice - certified + emails after 2 more months, balance tie up title change, refinancing etc.
6. Directory on website - option to enable email/phone to rest of FV residents
7. Suggestions: notice form hold to 1st notice upped by board
8. Katie will be added to check approving list (currently Dan, Ladd), 2 of 3 approvals required,
9. Dan will make sure Beacon must not have signature rights

Approval of minutes – Katie Eisterhold (2 min)

- all approved

Treasurer report – Ladd (5 min)

- Ladd - needs info about accounts
- Dan: made a DropBox account for important documents

VOTE: Vote to decouple the FV Swim Team from the FVCA contingent upon the FVST setting up entity to operate independently (5 min)

- Dan - seems a complete split of swim team from FVCA is not sustainable at this point. No vote tonight.
- **Vote:** To reduce swim team only membership from \$350 to \$300/season and full swim club membership from \$625 to \$600/year - Approved by Dan, Katie, Fletcher, Kyle, Kiel

ACC and ASC reports – Josh Nix

- not present

Advisory committee reports

- **Security** – Pat Clynes
 - not happy how constable rounds are done, Kyle and Pat dealing with them
 - Whispering Oaks may start to participate
- **TIRZ 17** – Fletcher Dunson
 - report Kimberly project progressing, 2 more months at least to be done, new commercial 19 floors on I-10 and Belt.
- **Memorial Super Neighborhood** - Katie
 - Violent crimes in our area are down 2.54 percent but domestic violence and auto thefts are up.
 - Construction on the Beltway feeder was discussed with Mary Nan Huffmans assistant and he said they would be sure to have extra police to help control the traffic on cut through streets.
 - Other neighborhoods who belong to Memorial SN are not pleased with constable rates going up 26% and are pursuing other alternatives
 - Memorial SN has some grant money coming in and is looking for member input on how to spend.
- **Swim club** - Kyle
 - plumbing repairs, painting is queued up

Capital Imp. Committee – Kiel Von Feldt; discuss plans for Spring 2024 improvements (5 min)

- Ladd made the motion to have Kiel as the CIC committee chair and Fletcher seconded and all approved

Meeting adjourned 9:32pm

FVCA / Beacon Agenda & Questions

February 12, 2024 – 8 pm

A – Beacon Intro & Overview of Services provided to FVCA

Questions:

1. Which TX Statutes govern HOA's?
2. Which guidelines are used when surveying the neighborhood for potential Deed restrictions violations?
3. What is the protocol for addressing Deed restriction violations and what recourse does HOA have?
4. Updated board roster and term expirations dates
5. Does the Beacon portal have a directory function?
6. Does Beacon have a portal feature whereby non-residents can pay swim club dues?
7. Are other HOA's going anything we should consider?

Fonn Villas Swim Team Fee Analysis

2024 – FV Swim Team Only Use Fee is \$350 and non-resident summer membership is \$625 (both approved at 11-30-23 Board Meeting)

- ST Only Use Fee is “Per Family” Fee, allows use for Swim Team purposes only in May/June
- Swim Team charges additional \$110 for 1st kid, \$95 for 2nd and \$75 for 3rd
- Swim Team pays FVCA for life guards T-Th in May and during meets
- Swim Team to handle concessions all summer
- FVCA provides ST facility, insurance and banner space

2023 – Swim Team Only Use Fee was \$275. Participants:

- 215 swimmers participated from 127 families
 - o 90 were non-residents
 - o 37 were residents

Area Pool Family Use Fees

Sherwood Oaks	\$50 ST only.
Afton	\$300 half summer (through June), \$600 full summer
Memorial Bend	\$400 initiation + \$350 annual
Memorial Forrest	\$2200 initiation + \$500 transfer fee, \$550 annual dues, \$250 capital fee
	Currently at full capacity
Plaza Oaks	\$550 summer
SORA	\$600