

Minutes of the regular monthly meeting  
of  
FONN VILLAS CIVIC ASSOCIATION

The regular monthly meeting of The Fonn Villas Civic Association was held on July 11, 2011 at The Pines Presbyterian Church.

Present: Greg Holloway, Tonya Wright, Nete Sundt, Chuck Williams, Ross Roberts, Patrick Clynes, Nick Heimstra

Absent: Michael Moore, Chris Heath

President Greg Holloway called the meeting of the Association to order at 7:25PM.

The secretary reviewed the minutes covering the April and May meetings. A motion was made by Nete Sundt to approve the minutes. The motion was seconded and was unanimously carried.

The Treasurer's report was submitted and approved. Treasurer Ollie Aldrich clarified to the board that the Association is a 501c4 entity, not a 504c3.

A resident requested a copy of the agenda and was informed that the general population is welcome to go to the Association website and download the agenda.

Nete Sundt delivered the Architectural Standards Committee report for Dick Sundt. She reported that 5 applications had been approved. See attached notes.

The Maintenance Fund committee reported that they have agreed to keep the mill rate at the current number for the near future.

Parliamentarian John Baugher reported that there will be a seminar held on July 20 regarding the legislative changes made that will affect Home Owners Associations in Texas. The seminar is free and will be held at the Royal Crown Plaza on Hwy. 290 at 6:30 PM. He requested that a board member attend and listed the names of 3 residents that will attend.

Advisory Committee Reports:

Citizens on Patrol

Nick Heimstra reports that the patrol is logging in about 40 hours per month and that there have been some new patrols added.

Directory

Diane Donovan reported that the business dealing with the 2010 directory has been concluded and that work has now started on the 2011 directory. She requested that

any changes involving addresses, phone numbers, etc. be passed on to Russ Calhoun. He will be handling the documentation. The deadline will be around Christmas. David Robinson will include this information in the newsletters. The information will also be forwarded to Nete Sundt and Joke Bergen as the welcoming committee.

#### Entrance Beautification

Bill Prewett reports that our sprinkler system is doing its job of keeping plants alive during the drought.

#### TIRZ 17

There was no meeting of TIRZ in June. The following is a report from the May meeting. See attached notes. The Kimberly Road project is due for completion at the end of October. They are in phase 4 at this time. The regional drainage council reports that their projects, such as the Barryknoll project behind the mall, is outside of TIRZ and are to be completed by other contractors. FVCA through SN17 needs to make sure that outside projects get done so the drainage problem does not move down. The Tallowood project is most important. The next meeting of TIRZ is July 12 at 7:30 AM. The regular representative is unable to attend but attend the August meeting. One resident questioned how lowering Memorial Dr. will effect Fonn Villas.

#### Maintenance and Parks

Jack Long reports that the fitness equipment is due to be installed in the park by late July or early August. The board wants to recognize and thank Jack Long for keeping the trees alive in the park using the city's water.

#### Newsletter

No report.

#### Security and Traffic

This Committee reports that they have been contacted by a representative of the Memorial Bend subdivision. They are interested in changing the constable contract to add one constable and include Memorial Bend. Research indicates that three constables are responsible for 2,491 homes. Adding one constable makes the ratio somewhat smaller. He proposes we ask Memorial Bend to take the cost of a constable for one year. There are 363 homes in Memorial Bend. This could increase the cost per home owner. A resident suggests that we change subdivisions so that far away ones are out and closer ones are in. The board will look into suggestions and find out if the contract is annual.

#### Welcoming Committee

Nete Sundt reports that 3 families have been welcomed to the neighborhood.

#### Wemaster

Brandon Lackey has no report.



Documentation

No report.

Super Neighborhood 16

Information has been posted on the website for the June meeting. 13 SNAP projects have been approved by the city. This consists of mainly sidewalks and tree planting. There will be no meeting in July. The new constable captain can be reached at 281-492-3517. The drainage committee report is posted on the SN 16 website.

Old Business: None discussed.

New Business

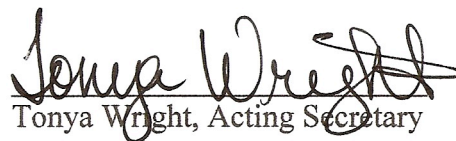
A representative from the real estate office located within Fonn Villas is requesting that they be allowed to sell the property to a dental office. The office of Lepow Dental Associates has made an offer for the property. President Holloway read from the deed restrictions concerning this lot. The existing owners, Myron Marks and Miles Marks have owned the building since the early 90's for the purpose of selling real estate. They are trying to sell the property through HAR as a medical and dental building. Their lawyer is requesting a change in the bylaws to read "may be used as a real estate office, dental or medical office, using the existing building". Any modifications must be approved by the Architectural Standards Committee. They are requesting that the board look into this possibility. A discussion between board members, residents, and real estate representatives followed. The Fonn Villas Homeowners Association will contact a lawyer to see what options are available. The real estate lawyer may be willing to pay our attorney's fees.

The board adjourned to an executive session at 8:35. The following 2 issues were discussed. Minutes of previous meetings and the need for a new secretary. The executive session was adjourned at 9:05 and the regular meeting was resumed at 9:10.

Charles Williams made a motion that the board authorize Nete Sundt to contract for a new storage facility due to the current one closing. Nick Heimstra seconded the motion and it was carried unanimously.

There being no further business before the meeting on a motion duly made, seconded and unanimously carried, the meeting adjourned at 9:15 PM.

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Gregory Holloway, President

  
Tonya Wright, Acting Secretary

## Architectural Standards Committee Report

June 2, 2011

1. There has been a total of 5 ACC Applications approved since the last board meeting. Applications range from a house painting to new fences.

2. Rewrite of the Guidelines is on-going. An update on progress will be made at the <sup>SEPT</sup> August meeting.

3. A tour of the subdivision was not conducted May.



Dick Sundt

Chairman, ASC



**Fonn Villas Civic Association, Inc.**

**Maintenance Fund**

**Balance Sheet**

June 30, 2011

<b><u>ASSETS</u></b>	
<b>Cash and Bank Accounts:</b>	
Checking - Amegy Bank	5,492
Money Market - Amegy Bank	65,127
<b>Investments:</b>	
5-93 EE Bonds (6 at \$5,000)	30,600
7-92 EE Bonds (30 at \$1,000)	39,456
Deposits Paid	<u>-</u>
TOTAL Other Assets	<u>70,056</u>
<b>Prepaid Security</b>	<u>8,935</u>
<b><u>TOTAL ASSETS</u></b>	<b><u>149,610</u></b>
<b><u>LIABILITIES &amp; EQUITY</u></b>	
<b><u>LIABILITIES</u></b>	
Prepaid Newsletter Printing	500
Maintenance Fees	<u>-</u>
<b>TOTAL LIABILITIES</b>	<u>500</u>
<b><u>EQUITY</u></b>	
Equity December 31, 2010	115,989
Net Excess Income (Expenses) 2011	<u>33,121</u>
<b>TOTAL EQUITY</b>	<b><u>149,110</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>149,610</u></b>

**Special Events**

**Balance Sheet**

June 30, 2011

<b><u>ASSETS</u></b>	
<b>Cash and Bank Accounts:</b>	
Savings-Wells Fargo	19,640
Cash on hand	-
<b><u>TOTAL ASSETS</u></b>	<b><u>19,640</u></b>
<b><u>LIABILITIES &amp; EQUITY</u></b>	
<b><u>LIABILITIES</u></b>	
Unearned Directory Support	
<b><u>EQUITY</u></b>	
Equity December 31, 2010	16,125
Net Excess Income 2011	<u>3,515</u>
<b>TOTAL EQUITY</b>	<b><u>19,640</u></b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>19,640</u></b>

## Fonn Villas Civic Association, Inc.

### Maintenance Fund Income & Expense Statement

	Annual <u>Budget</u>	Month of June, 2011		Six Months June, 2011	
		<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
<b><u>INCOME</u></b>					
Interest Income	118	9	6	55	51
Interest EE Bond 7-92	1,548	-	-	768	780
Interest EE-Bond 5-93	768	-	-	-	492
Resale certificates/Late Fees	-	-	100	-	1,305
Maintenance Fees	64,317	-	-	64,317	64,147
<b><u>TOTAL INCOME</u></b>	<b><u>66,751</u></b>	<b><u>9</u></b>	<b><u>106</u></b>	<b><u>65,140</u></b>	<b><u>66,775</u></b>
<b><u>EXPENSES</u></b>					
Accounting CPA	2,800	250	-	2,800	3,581
Architectural Standards Committee	350	85	-	170	-
Citizens on Patrol	50	-	-	25	-
Documentation	50	15	-	30	32
Entrances - beautification ***	4,918	-	-	3,668	3,650
Insurance	4,899	-	-	4,899	4,627
Legal Fees	2,750	500	-	1,450	215
Maintenance of subdivision ***	4,544	225	225	1,944	1,925
Park improvements ***	300	-	-	300	300
Newsletter: Delivery	480	40	40	240	240
Office Supplies & Postage	200	50	-	100	-
Pest Control	-	-	-	-	-
PO Box Rental	42	-	-	-	-
Rent: - Mini Storage	360	-	-	360	360
- Safe Deposit Box - Amegy Bank	75	-	-	-	-
Security: Constable Patrol ***	35,741	-	-	17,870	17,870
Super Neighborhood Assn.	-	-	-	-	-
Utilities: Electric	755	65	48	360	378
Utilities: Water	1,070	100	76	510	449
Website	175	-	-	-	-
Welcoming exp.	50	-	-	25	27
<b><u>TOTAL EXPENSES</u></b>	<b><u>59,609</u></b>	<b><u>1,330</u></b>	<b><u>389</u></b>	<b><u>34,751</u></b>	<b><u>33,654</u></b>
<b><u>NET EXCESS INCOME (EXPENSES)</u></b>	<b><u>7,142</u></b>	<b><u>(1,321)</u></b>	<b><u>(283)</u></b>	<b><u>30,389</u></b>	<b><u>33,121</u></b>

\*\*\* Revised by Board of Directors

### Special Events Income & Expense Statement Six Months Ending June 30, 2011

<b><u>INCOME</u></b>	
Directory ads	3,675
FVCA dues	1,400
Interest income	15
<b><u>TOTAL INCOME</u></b>	<b><u>5,090</u></b>
<b><u>EXPENSES</u></b>	
Directory	1,575
Picnic	-
<b><u>TOTAL EXPENSES</u></b>	<b><u>1,575</u></b>
<b><u>NET EXCESS INCOME (EXPENSES)</u></b>	<b><u>3,515</u></b>

**Fonn Villas Civic Association, Inc.**

**Maintenance Fund**

**Balance Sheet**

June 30, 2011

**ASSETS**

**Cash and Bank Accounts:**

Checking - Amegy Bank	5,492
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**Investments:**

5-93 EE Bonds (6 at \$5,000)	30,600
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Deposits Paid	<u>-</u>

TOTAL Other Assets	<u>70,056</u>
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Prepaid Security	<u>8,935</u>
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<b><u>TOTAL ASSETS</u></b>	<b><u>149,610</u></b>
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**LIABILITIES & EQUITY**

**LIABILITIES**

Prepaid Newsletter Printing	500
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Maintenance Fees	<u>-</u>
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<b>TOTAL LIABILITIES</b>	<b><u>500</u></b>
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**EQUITY**

Equity December 31, 2010	115,989
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Net Excess Income (Expenses) 2011	<u>33,121</u>
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<b>TOTAL EQUITY</b>	<b><u>149,110</u></b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>149,610</u></b>
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**Special Events**

**Balance Sheet**

June 30, 2011

**ASSETS**

**Cash and Bank Accounts:**

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Cash on hand	<u>-</u>

<b><u>TOTAL ASSETS</u></b>	<b><u>19,640</u></b>
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**LIABILITIES & EQUITY**

**LIABILITIES**

Unearned Directory Support	
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**EQUITY**

Equity December 31, 2010	16,125
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Net Excess Income 2011	<u>3,515</u>
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<b>TOTAL EQUITY</b>	<b><u>19,640</u></b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>19,640</u></b>
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## TIRZ Redevelopment Authority Meeting

May 31, 2011

1. Kimberley Rd Project
  - a. Phase I completed
  - b. Still on target to complete by 10/31/2011
  - c. Several change orders
    - i. \$20K for water line tie-in problems
    - ii. \$19K for intersection work
  - d. BOD had several questions on why these change orders were necessary. Some expressed thought that Triple B/LAN should absorb these costs
  - e. LAN made request to increase their fees from \$305K to \$535K (increase of \$230K). BOD not pleased with such an increase and did not approve. LAN to come back next month with revised request.
  - f. The Cured in Place sanitary sewer line rehab was completed at a thinner lining measurement than stipulated in contract (thinner lining was inspected and approved by COH) so LAN has requested Triple B subtract \$180K from their contract for this change. This will be negotiated and will most likely come in at something less than \$180K.
2. Regional Drainage Study
  - a. Draft of report will be available to public on 06/06/2011 on TIRZ website ([www.houstontirz17.org](http://www.houstontirz17.org)).
  - b. Public meeting to be held at HCC on 06/29/2011 6pm, Theater II.
3. TIRZ looking to obtain 8 acre tract north of Kay Freeway and east of Bunker Hill for detention project this year.

### Regional Drainage Study

1. Public meeting held 06/06/2011 @ HCC
2. Presented the study (still in draft form)
3. Took written questions from audience
  - a. Included Oliver Pennington
4. Main issue is that all of the TIRZ projects will not solve all drainage issues by themselves
  - a. Need other projects to be done by COH/HCFCD/Villages; otherwise the problems are just being pushed down toward the bayou.
5. Large drainage retention project north of I-10