

Minutes of the Regular Meeting  
of the  
Fonn Villas Civic Association

October 2011

I. CALL TO ORDER

The regular monthly meeting of the Fonn Villas Civic Association was held on October 3, 2011 at the Pines Presbyterian Church.

Board Members Present: Michael Moore, Nete Sundt, Patrick Clynes, Tonya Wright, Chuck Williams, Nick Hiemstra. Board Members Absent: Greg Holloway, Ross Roberts.

Vice President Michael Moore called the meeting of the Association to order at 7:21 pm.

II. REVIEW AND APPROVAL OF MINUTES

Vice President Moore reported that the minutes from the September meeting had been placed on the website and signed by the President and Secretary. **A motion was made by Nete Sundt to approved the minutes. The motion was seconded by Nick Hiemstra. The motion was unanimously approved.**

III. TREASURER'S REPORT

The Treasurer's report was submitted by Oliver Aldrich. (Report is attached.)

IV. ARCHITECTURAL STANDARDS COMMITTEE REPORT

Delivered by Dick Sundt:

- No applications were submitted this past month.
- The Committee did approve one sidewalk; that will get written up in the future.
- The Committee has contacted the owner of the house on Kingsride where construction has languished; it is supposed to be starting again shortly.

V. MAINTENANCE FUND COMMITTEE REPORT

Delivered by Chuck Williams:

- We will have to determine in the next month whether to increase the millage rate.

VI. PARLIAMENTARIAN REPORT

No report

VII. ADVISORY COMMITTEE REPORTS

- a. Citizens on Patrol - delivered by Nick Hiemstra: no report
- b. Directory - delivered by Diane Donovan:
  - Selling ads for directory now

c. Entrance Beautification

- Will hold off on new, seasonal color until the weather cools and/or we get some rain. We will take the same approach on replacing dead/damaged plants at the entrances.
- The irrigation system on the north side of Kimberly has been reconnected and is working.

d. Maintenance and Parks: No report.

e. TIRZ 17 - delivered by David Tresh

- Last meeting was held on September 27th
- Kimberley reconstruction project should be complete by October 8th. The only remaining item will be installing traffic lights.
- There was a lot of discussion of the Strey Lane project. There are two options being discussed: Plan A - involves participation by TIRZ 17, Harris Country Flood Control, and city of Bunker Hill. Plan B - Bunker Hill goes it alone. No way to know right now which way this will go.

f. Newsletter - delivered by David Robertson: no report

g. Security and Traffic - delivered by Mike Moore: no report

h. Welcoming - Delivered by Nete Sundt

- We welcomed two new families this month.
- One of the new families said that when they were researching neighborhoods, they checked out the FV website and were impressed.

i. Webmaster: no report

j. Documentation - no report

k. Memorial Super Neighborhood 16 - delivered by Tonya Wright

- Complete report from the last meeting of the Memorial Super Neighborhood is at the website: MemorialSN.org
- HPD reported that crime (both violent and non-violent) is down from last year
- Oliver Pennington was at the meeting with reports on various projects
- We were reminded about water restrictions current in effect because of the drought
- The next meeting will be the fourth Monday of October, and Mayor Parker will be the speaker
- The Memorial Super Neighborhood is taking recommendations for SNAP projects, which are paid out of existing City money. Please see Tonya if you have ideas.
- SN16 will be making awards to various public servants who are doing a good job helping out in the SN. **Tonya made a motion that the FVCA should make a voluntary contribution of \$100 to SN16 to help pay for these awards. Nick Hiemstra seconded the motion; it passed unanimously.**

## VIII. OLD BUSINESS

Changes to Deed Restrictions: No action taken

## IX. NEW BUSINESS

- We have a vacant position on the Board: Chris Heath has resigned. The board will need to find a replacement for him. His term expires in December 2012.
- Ollie Adrich reported that he is preparing a budget for 2012; if anyone knows of a financial need for next year, please contact Ollie ASAP.
- New Secretary. **Tonya Wright made a motion to appoint David Robertson as secretary of the Board. The motion was seconded by Nete Sundt, and passed unanimously.**

At 7:50, the Board moved into Executive Session.

## X. EXECUTIVE SESSION

The Board discussed matters relating to violations of the ACC guidelines and changes to deed restrictions necessary because of new state laws.

The Board came out of Executive Session at 9:25 pm.

## XI. ADJOURN

Nick Hiemstra made a motion to adjourn the meeting. Chuck Williams seconded the motion, and it was approved unanimously.

**AGENDA**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS OF FVCA**

**October 3, 2011 at 7:15 p.m.**

- I. **Call to Order**
- II. **Review and approval of minutes from previous meeting**
- III. **Treasurer's Report** Ollie Aldrich
- IV. **Architectural Standards Committee Report** Dick Sundt
- V. **Maintenance Fund Committee Report** Chuck Williams/Nick Hiemstra
- VI. **Parliamentarian** John Baugher
- VII. **Advisory Committee Reports**
  - a. Citizens on Patrol Nick Hiemstra
  - b. Directory Neil Parsons/Diane Donovan
  - c. Entrance Beautification Bill Prewett
  - d. Maintenance & Parks Ross Roberts
  - e. TIRZ17 Dave Tresch
  - f. Newsletter David Robinson
  - g. Security & Traffic Mike Moore
  - h. Welcoming Nete Sundt/Joke Bergen
  - i. Webmaster Brandon Lackey
  - j. Documentation Nete & Dick Sundt
  - k. MemorialSN16 John Baugher
- VIII. **Old Business**

Amendments of the Deed Restrictions
- IX. **New Business**
  - 1. 2011 Legislature Updates from HOA lawyer
  - 2. Board of Directors Chair
- X. **Adjourn**

# FONN VILLAS CIVIC ASSOCIATION

## BOARD OF DIRECTORS

DATE: 10-3-2011

Officers	Name	Position	Signature	Telephone
President	Greg Holloway	9		713-961-9681
Vice President	Mike Moore	1		713-467-3696
Treasurer	Ollie Aldrich	N/A		713-464-9111
Member	Patrick Clynes	4		713-824-8480
Member		3		
Member	Tonya Wright	6		713-827-0680
Sergeant-at-Arms	Nete Sundt	5		713-467-1795
Parliamentarian	John Baugher	N/A		713-464-4722
Member	Chuck Williams	7		832-767-5402
Member	Nick Hiemstra	8		713-463-9819
Member	Ross Roberts	2		713-464-7106
Secretary	John Moyell	N/A		713-344-0459

## COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards BRAC	Dick Sundt		713-467-1795
Entrance Beautification	Bill Prewett		713-973-1171
Citizen's Patrol	Nick Hiemstra		713-463-9819
Directory	Diane Donovan		713-973-0636
Parks and Maintenance	Greg Holloway		713-961-9681
Newsletter	Barbara-Drumheller		713-647-9884
Security	Ben Chambers		713-464-3735
Picnic	Pam Kelley		713-467-9011
Memorial City TIRZ Liaison	David Tresh/Rick Roberts		713-465-4097
<del>Flood Control</del>	Roberta-Przak		713-461-2860
Welcoming	Nete Sundt/Joke Bergen		713-467-1795
Webmaster	Brandon Lackey		713-973-0438

# FONN VILLAS CIVIC ASSOCIATION

## BLOCK REPRESENTATIVES

DATE: 10-3-2011

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig		713-647-6919
BARRYKNOLL - EAST	Carey McCord		713-973-9913
BARRYKNOLL - WEST	Joke Bergen	<i>Joke Bergen</i>	713-932-9766
BENDWOOD	Tonya Wright	<i>Tonya Wright</i>	713-827-0680
BROKEN BOUGH	Diana Chenoweth		713-984-9592
COBBLESTONE	Karen Lee		713-647-9844
HALLIE - LOWER	Cindy Brown		713-464-7442
HALLIE - UPPER	Neely Besetny		713-973-6528
KIMBERLEY	Terri Lamb		713-467-5262
KINGSRIDE - EAST	Donna Aldrich		713-827-7719
KINGS RIDE - WEST	Bob Atkinson	<i>Bob Atkinson</i>	713-465-7655
LORNMEAD	Rafael Alvarez		713-984-0444
OLD OAKS	Courtenay McNew		713-827-7719
PEBBLEBROOK - EAST	Kathy Standige		713-984-9544
PEBBLEBROOK - WEST	Jana Johnson		713-505-1128
PINEROCK	Jennifer Pruett		713-827-1313
ROCKY MEADOW - EAST	Kara Barrow		713-464-8413
ROCKY MEADOW - WEST	Lee Mikes		713-859-6738
TAYLORCREST - EAST	Greg Shaw		713-467-1631
TAYLORCREST - WEST	Dick Sundt/Kim Frederking	<i>Dick Sundt</i>	713-467-1795
TRAIL HOLLOW - EAST	Denise Ingram		713-464-1482
TRAIL HOLLOW - WEST	Cyndy Davis - Zoe Nagle		713-461-8321
VAL LENA	Charlotte Mitchell	<i>Charlotte Mitchell</i>	713-722-0118
VINDON	Meredith Cooley		713-984-1786



## Fonn Villas Civic Association, Inc.

### Maintenance Fund

**Balance Sheet**  
September 30, 2011

**ASSETS**

**Cash and Bank Accounts:**

Checking - Amegy Bank	7,028
Money Market - Amegy Bank	53,144

<b>Receivable from Homeowner</b>	110
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**Investments:**

5-93 EE Bonds (6 at \$5,000)	30,912
7-92 EE Bonds (30 at \$1,000)	40,236
<b>TOTAL Other Assets</b>	<b>71,148</b>

<b>Prepaid Security</b>	<b>8,935</b>
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<b><u>TOTAL ASSETS</u></b>	<b><u>140,365</u></b>
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**LIABILITIES & EQUITY**  
**LIABILITIES**

Prepaid Newsletter Printing	750
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Maintenance Fees	-
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<b>TOTAL LIABILITIES</b>	<b><u>750</u></b>
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**EQUITY**

Equity December 31, 2010	115,989
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Net Excess Income (Expenses) 2011	23,626
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<b>TOTAL EQUITY</b>	<b><u>139,615</u></b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>140,365</u></b>
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### Special Events

**Balance Sheet**  
September 30, 2011

**ASSETS**

**Cash and Bank Accounts:**

Savings-Wells Fargo	18,797
Cash on hand	-

Prepaid Expense-hotel deposit	2,400
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<b><u>TOTAL ASSETS</u></b>	<b><u>21,197</u></b>
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**LIABILITIES & EQUITY**  
**LIABILITIES**

Unearned Directory Support	1,550
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<b>TOTAL LIABILITIES</b>	<b><u>1,550</u></b>
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**EQUITY**

Equity December 31, 2010	16,125
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Net Excess Income 2011	3,522
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<b>TOTAL EQUITY</b>	<b><u>19,647</u></b>
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<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>21,197</u></b>
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**Fonn Villas Civic Association, Inc.**

**Maintenance Fund  
Income & Expense Statement**

	Month of September, 2011	
	Budget	Actual
<b>INCOME</b>		
Interest Income	118	5
Interest EE Bond 7-92	1,548	-
Interest EE-Bond 5-93	768	-
Resale certificates/Late Fees	-	-
Maintenance Fees	64,317	-
<b>TOTAL INCOME</b>	<b>66,751</b>	<b>5</b>

	Nine Months September, 2011	
	Budget	Actual
Interest Income	91	68
Interest EE Bond 7-92	1,548	1,560
Interest EE-Bond 5-93	372	804
Resale certificates/Late Fees	-	1,405
Maintenance Fees	64,317	64,147
<b>TOTAL INCOME</b>	<b>66,328</b>	<b>67,984</b>

	<b>INCOME</b>
Directory ads	3,675
FVCA dues	1,400
Interest income	22
<b>TOTAL INCOME</b>	<b>5,097</b>

**Special Events  
Income & Expense Statement  
Nine Months Ending September 30, 2011**

	Annual Budget	Month of September, 2011 Budget	Month of September, 2011 Actual	Nine Months September, 2011 Budget	Nine Months September, 2011 Actual
<b>EXPENSES</b>					
Accounting CPA	2,800	-	-	2,800	3,804
Architectural Standards Committee	350	85	-	255	-
Citizens on Patrol	50	25	-	50	-
Documentation	50	10	3	40	35
Entrances - beautification	4,918	-	-	3,668	3,650
Insurance	4,899	-	-	4,899	4,627
Legal Fees	2,750	500	196	2,200	411
Maintenance of subdivision	4,544	225	253	2,619	2,628
Park improvements	300	-	-	300	300
Newsletter: Delivery	480	40	40	360	360
Office Supplies & Postage	200	50	44	150	44
Pest Control	-	-	-	-	-
PO Box Rental	42	-	-	-	-
Rent: - Mini Storage	360	-	-	360	360
- Safe Deposit Box - Amegy Bank	75	75	75	75	75
Security: Constable Patrol	35,741	-	-	26,805	26,805
Super Neighborhood Assn.	-	-	-	-	-
Utilities: Electric	755	70	37	570	500
Utilities: Water	1,070	100	106	810	725
Website	175	-	-	-	-
Welcoming exp.	50	-	7	25	34
<b>TOTAL EXPENSES</b>	<b>59,609</b>	<b>1,180</b>	<b>761</b>	<b>45,986</b>	<b>44,358</b>
<b>NET EXCESS INCOME (EXPENSES)</b>	<b>7,142</b>	<b>(1,172)</b>	<b>(756)</b>	<b>20,342</b>	<b>23,626</b>

	<b>EXPENSES</b>
Directory	1,575
Picnic	-
<b>TOTAL EXPENSES</b>	<b>1,575</b>
<b>NET EXCESS INCOME (EXPENSES)</b>	<b>3,522</b>

\*\*\* Revised by Board of Directors

## TIRZ Redevelopment Authority Meeting

September 27, 2011

1. Kimberley Rd Project
  - a. Phase VI Step 2 and 3 all that remains
  - b. Target date for completion October 08, 2011
2. Regional Drainage Study
  - a. Interagency Coordination regarding Strey Lane Project
    - i. **Plan A** is “regional” plan involving a coordinated CIP program that includes COH, HCFCD, BHV, Hedwig Village, TIRZ17
    - ii. **Plan B** is made up of projects that the TIRZ can do on its own; essentially it would restrict its projects to only the geographical boundaries within the TIRZ. This would change the Barryknoll project as well as other future projects
    - iii. BHV currently plans to go the Plan B route and not allow the TIRZ to be involved in any Strey Ln work.
    - iv. TIRZ and LAN are currently discussing Plan A with BHV and they trying to get BHV to buy into Plan A
    - v. Points of consideration
      1. Plan B cost to BHV is \$6.0MM
      2. Plan A cost to BHV is \$3.8MM
      3. LAN states Plan A is better for all parties than Plan B
      4. I suspect the BHV engineers may say the exact opposite
      5. HCFCD supports Plan A
        - a. HCFCD must approve all plans involving discharge into W151
        - b. Remains to be seen if HCFCD would withhold approval on BHV going it alone
3. Barryknoll Project
  - a. Doing preliminary work that would happen either with Plan A or Plan B
  - b. Once a plan is determined will need to work on engineering that will be exclusive to Plan A or Plan B
  - c. Plan B would include additional drainage work on Bunker Hill (near Gaylord) to try to mitigate Hedwig Village drainage problems