

Minutes of the
Annual Members Meeting
of the
Fonn Villas Civic Association

January 2013

I. CALL TO ORDER

The annual meeting of the Fonn Villas Civic Association was held on January 21, 2013 at the Pines Presbyterian Church.

Board Members Present: John Baugher, Pat Clynes, Will Frederking, Greg Holloway, David Robertson, Tonya Wright, David Valerius, Nete Sundt
Board Members Absent: Ross Roberts

President Pat Clynes called the meeting of the Association to order at 7:18 pm.

II. REVIEW AND APPROVAL OF MINUTES

- All minutes are posted on the website.
- Minutes of 2012 Annual Members meeting. **A motion was made by David Robertson to approve the minutes. The motion was seconded by David Valerius. The motion was unanimously approved.**

III. TREASURER'S REPORT – MAURICE STADLER

- The Treasurer's report was distributed before the meeting to the Board members.
- Report is attached.

IV. ARCHITECTURAL STANDARDS COMMITTEE REPORT – DICK SUNDT

- Report is attached.
- Dick maintains a hard copy of all requests and plans for construction. David Valerius and Mike Amoruso were thanked for their help.

V. PARLIAMENTARIAN REPORT – JOHN BAUGHER

- Report attached
- Association took numerous measures to comply with new laws
 - Rainwater recovery etc
 - Maintenance fund charges
 - New procedure for handling of meeting minutes
 - Updated older procedures
 - Current versions of all documents are on website
 - Resources page has a "New Laws for HOAs – 2011 Legislature"
- David Robertson noted that meeting agendas are posted on the website and sent to email list. There was a discussion of how to increase the number of residents on the email list. The next newsletter will include an article reminding people how to sign up for the email list.

VI. COMMITTEE REPORTS

- a. Maintenance Fund – Will Frederking

- As of Jan 18, 314 have paid – 34 unpaid
 - Beginning Feb 1 penalties and interest will apply
 - Homeowners should have received an invoice for dues. Penalties will occur as outlined in the bylaws.
- b. Security – Pat Clynes
- Constable Greg Mahannah sent out a notification that during the early morning hours of Sunday Jan 20, 7-10 vehicles were broken into. A Toyota was stolen and a stolen Toyota was abandoned.
 - Do not leave valuables in car, Try to park off the street.
- c. Super Neighborhood – Tonya Wright
- Full minutes of the last meeting can be found at MemorialSN16.org
- d. Citizens on Patrol – Nick Hiemstra – Not present
- No report
- e. Directory – Diane Donovan/Neil Parsons
- Diane reported that directories were distributed to residents in 2012.
- f. Entrance Beautification – Bill Prewett
- Bill reported that maintenance occurs once in spring and once in fall
 - Seasonal color is added
 - Irrigation systems are monitored and maintained at the entrances (Old Oaks N and S, Kimberly N, Vindon N, Barryknoll N and S)
- g. Maintenance and Parks – Ross Roberts – Not present
- No report
 - Pat Clynes reported that discussion on how to honor Jack Long will begin in February
- h. TIRZ 17 – David Tresch
- TIRZ is spending most of the time on detention pond near Costco
 - Many changes on TIRZ board
 - Next board meeting is next Tuesday, January 29.
 - Regional drainage study will be updated due to the villages taking care of some of the drainage issues without the involvement of TIRZ
- i. Newsletter - David Robertson
- Newsletter went out 11 times in 2012
 - Teenagers are used to deliver the newsletter. They have been very responsible and have taken initiative to get the job done, such as making extra copies when needed.
- j. Welcoming – Nete Sundt
- 14 new families were welcomed in 2012. Each family received a welcome packet and a directory
 - Report is attached
- k. Webmaster – Brandon Lackey – Not present
- No report
- l. Documentation – Nete Sundt
- Binders will be redistributed to new board members
 - Report is attached
- m. Sergeant at Arms – Nete Sundt
- Sign-in sheets were available at all FVCA meetings and all present signed in.
 - Sheets were then given to the Secretary.
 - Report is attached

VII. BUSINESS

a. Election of Board Members

- Gregg Holloway, John Baugher and Ross Roberts are rotating off the board
- No nominations were received from the floor
- A quorum of ballots was announced by Nete Sundt, Sgt at Arms.
- 52 votes were cast. 51 were in favor of the board as proposed.
- Three new Board members were elected:
 - Position 1 – Jim Egger
 - Position 2 – Joe Bono III
 - Position 3 – Melinda Speight

VIII. ADJOURN

- **David Robertson made a motion to adjourn the meeting.**
- **John Baugher seconded the motion. The motion was approved unanimously.**
- The meeting adjourned at 7:45 pm.

Fonn Villas Civic Association, Inc.

Fonn Villas Civic Association, Inc.

Maintenance Fund
Income & Expense Statement

Special Events
Income & Expense Statement
Twelve Months Ending December 31, 2012

Maintenance Fund
Balance Sheet
December 31, 2012

Special Events
Balance Sheet
December 31, 2012

	Annual	Month of December 2012		Twelve Months December 2012	
	Budget	Budget	Actual	Budget	Actual
INCOME					
Interest Income	80	5	1	80	65
Interest EE Bond 7-92	1,560	-	-	1,560	1,632
Interest EE-Bond 5-93	660	-	108	660	1,380
Resale certificates/Late Fees	1,350	-	-	1,350	1,650
Maintenance Fees	64,317	-	-	64,317	64,317
TOTAL INCOME	67,967	5	109	67,967	69,044
EXPENSES					
Accounting CPA	3,950	-	1,709	3,950	4,189
Architectural Standards Committee	470	50	-	470	40
Citizens on Patrol	50	-	-	50	-
Documentation	35	-	-	35	-
Entrances - beautification ***	4,450	-	1,250	4,450	4,391
Insurance	4,766	-	-	4,766	4,633
Legal Fees	2,750	300	-	2,750	1,400
Maintenance of subdivision	5,915	2,100	112	5,915	3,026
Newsletter: Delivery	480	40	60	480	540
Office Supplies & Postage	200	50	-	200	51
Pest Control	-	-	-	-	-
PO Box Rental	44	-	-	44	52
Rent - Mini Storage	380	-	-	380	360
- Safe Deposit Box - Amegy Bank	75	-	-	75	75
Security: Constable Patrol	35,742	-	-	35,742	35,741
Super Neighborhood Assn.	-	-	-	-	-
Utilities: Electric	669	45	38	708	656
Utilities: Water	1,017	85	72	978	684
Website	175	175	100	175	100
Welcoming exp.	50	-	-	50	41
TOTAL EXPENSES	61,218	2,845	3,341	61,218	55,979
NET EXCESS INCOME (EXPENSES)	6,749	(2,840)	(3,232)	6,749	13,065

INCOME	
Directory ads	3,790
FVCA dues	1,300
Interest Income	12
TOTAL INCOME	5,102
EXPENSES	
Directory	(1,488)
50th Anniversary Dinner	
Tickets (260)	5,200
Expenses	(13,411)
TOTAL EXPENSES	(9,699)
NET EXCESS INCOME (EXPENSES)	(4,597)

ASSETS		
Cash and Bank Accounts:		
Checking - Amegy Bank	35,239	
Money Market - Amegy Bank	66,711	
Receivable from Homeowner	-	
Investments:		
5-93 EE Bonds (6 at \$5,000)	32,592	
7-92 EE Bonds (30 at \$1,000)	41,868	
TOTAL Other Assets	74,460	
Prepaid Security	8,935	
TOTAL ASSETS	185,345	18,279
LIABILITIES & EQUITY		
LIABILITIES		
Prepaid Newsletter Printing	743	
Maintenance Fees	44,662	Unearned Directory Support 3,225
TOTAL LIABILITIES	45,404	3,225
EQUITY		
Equity December 31, 2011	126,876	Equity December 31, 2011 19,651
Net Excess Income (Expenses) 2012	13,065	Net Excess Income 2012 (4,597)
TOTAL EQUITY	139,941	15,054
TOTAL LIABILITIES & EQUITY	185,345	18,279

	2012			2013	Comment	Jan
	Initial	Revised	Actual			
Income						
Maintenance charges	64,317		64,317	70,749	22 mills per square foot	65,882
Accrued interest from bonds issued July 1992	1,560		1,632	1,694	4 per cent annual interest rate	840
Accrued interest from bonds issued May 1993	660		1,380	1,321	4 per cent annual interest rate	108
Resale certificates	1,350		1,100	1,200		100
Maintenance-charge late fees			550	550		
Money-market-account interest	80		65	12		1
Total	67,967	67,967	69,044	75,526		66,931
Expenses						
Constable patrol	35,742		35,741	35,741	No change through February 2014	8,935
Insurance - directors & officers liability	2,202		2,144	2,144	No change expected	
Insurance - general liability	2,091		2,030	2,030	No change expected	
Insurance - crime	473		459	459	No change expected	
Mowing and trimming	4,100		2,136	4,048		112
Accounting	3,950		4,189	3,080	2012 expense includes late 2011 payment	800
Legal	2,750		1,400	1,800	Mean of previous seven years	150
Entrance beautification	2,500	4,450	4,391	2,500	Return to non-drought expense	
Water	1,017		684	756		72
Newsletter delivery	480	540	540	740	Rate increased	60
Electricity	669		656	510		71
Storage	380		360	360	No change expected	
Website	175		100	175		75
Office supplies and postage	200		51	120		10
Super Neighborhood				100		
Safe deposit box	75		75	75		
Post office box	44		52	62	Assume \$10 increase in 2012 to occur in 2013	
Welcoming	50		41	42		42
Architectural standards	470		40	40		40
Documentation	35		0	35		
Total	57,403	59,413	55,089	54,818		10,367
Net income	10,565	8,555	13,955	20,708		56,564

2013 by month										
Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
4,097	741				29					
					854					
108	108	108	108	110	111	111	112	112	112	113
100	100	100	100	100	100	100	100	100	100	100
250	250				50					
1	1	1	1	1	1	1	1	1	1	1
4,556	1,200	209	209	211	1,145	212	213	213	213	214
		8,935			8,935			8,935		
		2,144								
			2,030							
			459							
112	1,912	225	225	225	225	225	225	225	225	112
571										1,709
150	150	150	150	150	150	150	150	150	150	150
		1,250						1,250		
51	26	28	70	66	78	66	78	72	78	72
80	60	60	60	60	60	60	60	60	60	60
60	50	49	44	37	28	42	33	33	33	31
	360									
										100
10	10	10	10	10	10	10	10	10	10	10
									100	
							75			
								62		
	15			20						
1,034	2,583	12,851	3,048	568	9,486	552	631	10,797	656	2,244
3,522	-1,383	-12,642	-2,839	-356	-8,342	-340	-419	-10,585	-443	-2,030

**ARCHITECTURAL STANDARDS COMMITTEE REPORT
2012**

January 21, 2013

TO: Fonn Villas Residents

During the year 2012 the Architectural Standards Committee approved 44 resident repair/exterior property requests and disapproved one request.

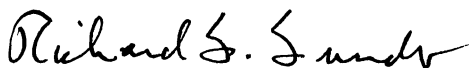
Approval/Disapproval list for the year 2012 is attached as an enclosure to this report. Approvals included requests for house painting, landscaping, driveway replacement/repair, exterior window replacement, home living area extension/expansion, patio replacement, sidewalk replacement, fence replacement and plans for four new homes - one on Attingham, one on Rocky Meadow, one on Pebblebrook and one on Kingsride.

I continue to maintain a hard copy file for each property located in Fonn Villas, which contains work approved (or disapproved) for that property. This effort began with the year 2003 but has some earlier documents in a number of the files. All new construction drawings and/or major renovation drawings are also maintained in the FVCA storage facility. Individual property owners are at liberty to request review of their particular property file. In addition, I continue to maintain all of the home property information on a computer data base.

Mike Amoruso and David Valerius assisted me in performing the duties of the Architectural Standards Committee this past year. Their assistance is greatly appreciated.

A number of violation letters were sent to residents this year, most of which pertained to exposed trash barrels or trash bags being visible from the street. No significant violations were noted during the year.

Respectfully Submitted.



Richard S. Sundt
Chairman, FV ASC
Inc: a/s

Architectural Control Committee Approval/Disapproval Record

2012

Address	Name	Description of Work	Vendor	Approved	Disapproved	Est Value	Date
12635 Taylorcrest	Chris Lachyaux	home remodel	Lehman Construction	X			8-Jan-12
623 Attingham	John Donovan	New Home construction	Tomas Design	X			15-Jan-12
603 Attingham	Myrtis Neff	new hardiplank siding and painting	Unknown	X			15-Jan-12
12727 Pebblebrook	Brandon Langlains	new roof and gutters	Unknown	X			27-Jan-12
623 Attingham	John Donovan	New Fence	Unknown	X			2-Feb-12
12726 Memorial Dr	Schacht McCollum	New headge, paint, new parking lot	Unknown	X			29-Feb-12
12617 Rocky Meadow	Youngjohn	new roof	Craddock Roofing	X		\$ 10,734.00	14-Mar-12
12618 Rocky Meadow	Youngjohn	Driveway iron gate and new 6' fence	Unknown	X		\$ 5,010.00	14-Mar-12
12723 Pebblebrook	Jack Calhoun	rebuild car port	Unknown	X			23-Mar-12
12724 Pebblebrook	Jack Calhoun	Garage Door replacement	Unknown	X			2-Apr-12
12622 Rocky Meadow	David Singleton	New Windows	Unkown	X			19-Apr-12
12623 Rocky Meadow	David Singleton	New Windows	Unkown	X			19-Apr-12
12615 Barryknoll	Brain Backcoy	Hardi plank siding and painting	Ultra Windows LLC	X			30-Apr-12
12726 Taylorcrest	Dian Walburg	paint house	Rivera' Paint & Repair	X			7-May-12
12714 Kingsride	William Moss	New House	Trinity Homes	X			7-May-12
12730 Barryknoll	Karl Whitby	new drveway, front door and porch	unkown	X			19-May-12
12611 Vindon	Richard Dunley	new fence	unknown	X			19-May-12
12602 Kimberly	Ralf McTaggart	new fence	unknown	X			19-May-12
12719 Broken Bough	JB Day	Home addition	unknown	X			20-May-12
618 Attingham	Martin Rubio	3 Sections of Driveway replacement	Unkown	X			30-May-12
603 Lornmead	Michael Wu	Window replacement	Unknown	X			9-Jul-12
614 Attingham	John Moyell	Window replacement	Unknown	X			23-Jul-12
12726 Rocky Meadow	Jay Survant	Pool and Patio Addition	unknown	X			26-Jul-12
12626 Pebblebrook	Rick Moore	New Driveway and car port	All Tex	X			26-Jul-12
12630 Rocky Meadow	Hunter Barrow	New Construction	Fine Custom Homes	X			1-Aug-12
12614 Pebblebrook	Blake and Angela	New Construction	McClour Homes	X			1-Aug-12
12706 Taylorcrest	Will Federking	Covered patio	Perfect Design Patios	X			6-Aug-12
12730 Pebblebrook	Michael Johnson	Hardiplank siding and paint	Home Exterior System	X			6-Aug-12
12718 Barryknoll	Craig Muirhead	new roof	Final Touch Roofing	X			11-Aug-12
12718 Barryknoll	Craig Muirhead	Paint house	Unknown	X			10-Sep-12
603 Attingham	Neff	new roof	unknown	X			8-Aug-12
12714 Broken Bough	Hass	new sidewalk	Unknown	X			9-Sep-12
12707 Rocky Meadow	Perterson	new windows and front porch	Metro Custom Homes	X			11-Sep-12
12718 Taylorcrest	Fays	rep[lace siding w. hardi plank and p	Cicele	X		\$ 9,000.00	26-Sep-12
12634 Kingsride	Hiemstra	paint house	unk	X			24-Sep-12
12715 Cobblestone	Lee	Remodle house	Kent & Kent	X			6-Oct-12
12615 Taylorcrest	Anderson	paint house	unk	X			15-Oct-12
12614 Vindon	Winczewski	replace sidewalk, repair an paint roc	Unk	X			6-Nov-12
12614 Vindon	Winczewski	paint house	Unk	X			10-Nov-12
12706 Pebblebrook	Maurglia	gutters	Gutter Professionals	X		\$ 6,074.70	2-Dec-12

12706 Cobblestone

Schawb

new construction

Schawb Builders

X

2-Dec-12 disaprovec

Year End Cap

45 Applications Received, 44 approved.

4 New Home Constructions approved, one disapproved.

3 Major home additions approved.

Remaining applications included painting garage door replacement, new driveway/sidewalk, gutters, new fence, new hardiplank siding, new roof, new windows, and covered patio.

REPORT OF THE PARLIAMENTARIAN

Annual Meeting

January, 2013

- 2012 - the year of compliance with the Texas 2011 legislative session.

Numerous laws were passed relating to HOAs.

One provision that overrides everything else.

If the HOA has any "declaration, article, rules, regulations, etc.", in order to be enforceable they must be recorded in the county real property records and be posted on the HOA's website, if a website was maintained.

- FVCA took numerous measures to comply with the new laws:

1) Added four new provisions to the Guidelines:

"Certain Roofing Materials"

"Display of Certain Religious Items"

"Rainwater Recovery Systems"

"Solar Energy Devices".

2) Adopted a new policy regarding MF Charge Payment Plan.

3) Recorded 1 new procedure & 3 old procedures:

Handling Meeting Minutes.

ACC & ASC.

MF Timeline.



MF Financial Procedures.

- All current versions of all documents have been recorded and posted on the FVCA website.
- To finalize the process, a new Management Certificate, required by previous Texas law, was filed of record in September and subsequently posted on the website.
- During the 2011 legislative session there were numerous other requirements passed for HOAs that did not require FVCA resolutions.

These are summarized in a document that has been posted on the FVCA website listed as "New Laws for HOA's - 2011 Legislation".

One section deals with HOA meeting notifications and agendas.


David Robertson can explain the requirements and how you can be officially notified.

January 21 2013

SERGEANT-AT -ARMS

Sign-in sheets were available and everyone present signed in at all regular meetings of the FVCA board meetings and sheets then given to our secretary.

Respectfully submitted,



Nete Sundt

DOCUMENTATION CHAIRMAN

All documentation books are in the process of being updated and will be handed back to each board member and committee chairman within a week.

Respectfully submitted,



Nete Sundt

WELCOME CHAIRMAN

14 new families were welcomed into the subdivision and each family handed a welcome packet and a directory.

Respectfully submitted,





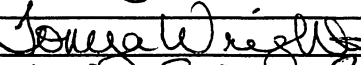


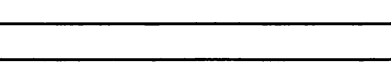


Nete Sundt


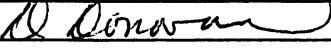

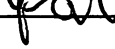

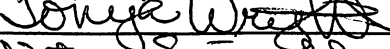
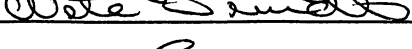
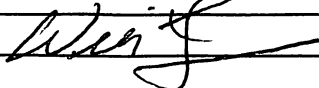
FONN VILLAS CIVIC ASSOCIATION

BOARD OF DIRECTORS

DATE: January 21 - 2013

Officers	Name	Position	Signature	Telephone
President	Pat Clynes	4		713-505-1322
Vice President	Dave Valerius	8		713-461-2868
Treasurer	Ollie Aldrich	N/A	 713 468-5369	713-464-9111
Member	Will Frederking	7		713-465-5363
Member	Greg Holloway	3		713-961-9681
Member	Tonya Wright	6		713-827-0680
Sergeant-at-Arms	Nete Sundt	5		713-467-1795
Parliamentarian	John Baugher	1		713-464-4722
Member/Secretary	David Robertson	9		
Member	Ross Roberts	2		713-464-7106
Member				

COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Dick Sundt		713-467-1795
BRAC			
Entrance Beautification	Bill Prewett		713-973-1171
Citizen's Patrol	Nick Hiemstra		713-463-9819
Directory	Diane Donovan		713-973-0636
Parks and Maintenance	Ross Roberts		713-464-7106
Newsletter	David Robertson		
Security	Pat Clynes		713-505-1322
Picnic	Pam Kelley		713-467-9011
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Tonya Wright		713-827-0680
Welcoming	Nete Sundt/Zoe Nagle		713-467-1795
Webmaster	Brandon Lackey		713-973-0438
Maintenance Fund	Will Frederking		713-465-5363

FONN VILLAS CIVIC ASSOCIATION

BLOCK REPRESENTATIVES

DATE: January 21, 2012

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig		713-647-6919
BARRYKNOLL- EAST	Carey McCord		713-973-9913
BARRYKNOLL - WEST	Joke Bergen		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		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	<i>was there</i>	713-827-1313
ROCKY MEADOW - EAST	Kara Barrow		713-464-8413
ROCKY MEADOW - WEST	Lee Mikes		713-859-6738
TAYLORCREST - EAST	Greg Shaw <i>Holbrook</i>		713-467-1631
TAYLORCREST - WEST	Dick Sundt/Kim Frederking		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>was there</i>	713-722-0118
VINDON	Meredith Cooley		713-984-1786

