

October Minutes of the Regular Meeting
of the
Fonn Villas Civic Association

October 2013

I. CALL TO ORDER

The regular monthly meeting of the Fonn Villas Civic Association was held on October 7, 2013 at the Pines Presbyterian Church.

Board Members Present: Joe Bono III, Pat Clynes, Jim Egger, David Robertson, Melinda Speight, Nete Sundt, David Valerius, Tonya Wright
Board Members Absent: Will Frederking

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

II. PRESENTATION BY MORGAN GROUP REGARDING NEW DEVELOPMENT ON TOWN AND COUNTRY WAY

- Alan Patton (President) and Carter Bechtol (Executive Vice President) presented
- The Morgan Group will be the developer, builder, and manager of the project, so they do not anticipate building it and turning it over to someone else
- The structure will be metal and concrete as opposed to wood frame, so it is a high end property
- The project consists of a 3 acre tract north of Town and Country Way and a 1.7 acre tract south of Town and Country Way
- The north side will be a 7 story, 312 unit residential apartment complex with a "wrapped" parking garage. The building will be about 75 ft tall. The units will be 75% 1 BR and 25% 2 BR; Units will be 700 sf – 1500 sf and will rent from \$1350 - \$3150 per month
- The south side will be a 6 story, 148 unit residential apartment complex with a 2 story "podium style" parking garage for a total of 8 stories. The building will be about 85 ft tall. Average unit size is 1500 sf with rents ranging from \$2000-\$4300 per month. Only 12 units will face south (directly overlooking Fonn Villas).
- All storm water for both projects is captured by drains and directed to the storm water system, not to the streets.
- Several Fonn Villas residents asked questions, and several were concerned specifically about drainage.
- Additional questions should be directed to David Robertson or Melinda Speight, the Fonn Villas liaisons with The Morgan Group

III. REVIEW AND APPROVAL OF MINUTES

- All minutes are posted on the website.
- Minutes of September 2013 meeting. **A motion was made by Tonya Wright to approve the minutes as posted. The motion was seconded by David Valerius. The motion was unanimously approved.**

IV. TREASURER'S REPORT – MAURICE STADLER

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

- V. PARLIAMENTARIAN REPORT – DAVID ROBERTSON
- There were some recent legislative session changes to HOA rules, so David is reviewing those
 - FVCA must refile our management certificate
 - David will have a report at the next meeting
- VI. ARCHITECTURAL STANDARDS COMMITTEE REPORT – DICK SUNDT
- 3 ACC applications were submitted and approved
 - The ASC is drafting a proposed Amendment to the FVCA Architectural Guidelines to address recent concerns about new construction in the area. The amendment should be ready for consideration by the Board at the November meeting.
 - Report is attached
- VII. EXECUTIVE COMMITTEE REPORTS
- Maintenance Fund – Will Frederking
 - Will not present. No report
 - Security – Pat Clynes
 - No report
 - Super Neighborhood – Tonya Wright
 - Tonya is following up on getting trees for the park from Trees for Houston
 - There will be an Energy Corridor Recycle Day ...Sat Nov 16
 - Steve Radack, Precinct 3 Commissioner, gave a report on drainage issues and Harris County Demographic reports
 - Tolls on toll roads will be raised in order to keep up with maintenance needed due to increased usage
 - Glazer Senior Center offers free classes
 - Jim Murphy, our Representative, is having a Christmas Tree Decorating Contest
 - Next meeting will be on Monday October 28th from 6:30-8:00 pm at MDUMC “The Gate” 13194 Memorial Drive (on the west end of the TJ MAXX shopping center)
 - Information is available on the web site - <http://www.memorialsn.org/>
- VIII. ADVISORY COMMITTEE REPORTS
- Citizens on Patrol – Maurice Stadler
 - 11 hours and 25 minutes of patrol were logged in September
 - Directory – Diane Donovan
 - Ads are being sold for the directory
 - Residents should use the email address which will be published in the next newsletter to make changes that are needed for the directory
 - Entrance Beautification – Bill Prewett
 - Towards the end of the month or the first of November, entrances will be cleaned up, fall color will be added, and sprinklers will be checked
 - Maintenance and Parks – David Valerius
 - Tim Mattingly is trying to find replacement sprinkler parts for the park sprinklers
 - TIRZ 17 – David Tresch
 - Report is attached for the September 24th meeting
 - Newsletter – David Robertson
 - David asked for newsletter articles
 - Welcoming – Nete Sundt
 - 2 new families were welcomed in September
 - Report is attached.

- h. Webmaster – Brandon Lackey
 - No report - Brandon not present
- i. Documentation – Nete Sundt
 - No report

IX. BUSINESS

- a. Pool Task Force Discussion – Pat Clynes
 - Answers to questions 1-5 of those posed by the charter were sent to Board Members
 - The committee is still formulating the answer to question number 6 involving initial and ongoing costs
 - Jim Davidson, chair of the Pool Task Force offered to take questions
 - The Swim Club Board is meeting on October 16th
- b. Select Nominating Committee for new Board Members – Pat Clynes
 - **David Robertson moved to form a nominating committee made up of the 3 newest members of the Board. David Valerius seconded. The motion passed unanimously.**
- c. Discuss any potential changes to the budget for 2014 (Pat Clynes, Maurice Stadler)
 - Additional funds may be needed for some grounds maintenance in areas. Pat has received some complaints from residents.
 - Tonya said that additional funds may be needed (\$75 per tree per year) to water trees that are being donated by Trees for Houston
 - Roberta Prazak, homeowner, stated that the west walls near City Centre are owned by individual homeowners and is crumbling due to age and trees being planted too close to the wall. There is a possibility that TIRZ or one of the new developers in the area might agree to help us.
 - John Baugher asked about shrubs along the southern wall on the south side of the building at Kimberley and West Bough.

X. ADJOURN

- **David Robertson made a motion to adjourn the meeting. Nete Sundt seconded the motion. The motion was approved unanimously.**
- The meeting adjourned at 8:52 pm.

Agenda for Board Meeting - 7 October 2013

Friday, October 4, 2013 at 06:03PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, October 7th, at 7:15 p.m., at Pines Presbyterian Church.

Agenda

1. Call to Order
2. Presentation by Morgan Group regarding new development on Town and Country Way
3. Review and approval of minutes
4. Treasurer's Report - Maurice Stadler
5. Parliamentary Report - David Robertson
6. Architectural Standards Committee Report - Dick Sundt
7. Executive Committee Reports
 1. Maintenance Fund - Will Frederking
 2. Security - Pat Clynes
 3. Super Neighborhood - Tonya Wright
8. Advisory Committee Reports
 1. Citizens on Patrol - Maurice Stadler
 2. Directory - Diane Donovan
 3. Entrance Beautification - Bill Prewett
 4. Maintenance and Parks - David Valerius
 5. TIRZ17 - David Tresch
 6. Newsletter - David Robertson
 7. Welcoming - Nete Sundt
 8. Webmaster - Brandon Lackey
 9. Documentation - Nete Sundt
9. Business
 1. Pool Task Force Discussion (Pat Clynes)
 2. Select Nominating Committee for new Board members (Pat Clynes)
 3. Discuss any potential changes to the budget for 2014 (Pat Clynes, Maurice Stadler)
10. Adjourn

Article originally appeared on Fonn Villas (<http://www.fonnvillas.org/>).

See website for complete article licensing information.

Income and Expense						Balances						
Maintenance Fund					Special Events		Maintenance Fund		Special Events			
	Annual budget	September 2013 Budget	Actual	Year-to-Date Budget Actual		Year-to- Date						
Income						Income		Assets		Assets		
Maintenance charges	70,749			70,749	70,502	Directory support	3,875	AmegyBank checking	30,091	AmegyBank money market	19,651	
Accrued interest from bonds issued July 1992	1,694			1,694	1,692	Dues	1,465	AmegyBank money market				
Accrued interest from bonds issued May 1993	1,321	112	108	984	972	Money-market-account interest	1	EE bonds issued July 1992	43,560			
Resale certificates	1,100	100		800	400			EE bonds issued May 1993	33,564			
Maintenance-charge late fees	510			510	461			Vanguard fund	59,848			
Money-market-account interest	12	1		9	2			Prepaid constable patrol				
Vanguard fund interest and capital gains			433		-152							
Miscellaneous					15							
	Total	75,386	213	541	74,746	73,892	Total	5,341	Total	167,063	Total	19,651
Expenses						Expenses		Liabilities		Liabilities		
Constable patrol	35,741			26,806	26,806	Directory printing	1,636	Prepaid newsletter printing	743	Unearned Directory Support	1,150	
Entrance beautification	6,635			5,385	5,236	Gifts	258	Maintenance charges				
Entrance mowing and trimming	4,048	225	225	3,486	4,086			Equity		Equity		
Entrance maintenance	189			189	270			Equity at start of year	139,941	Equity at start of year	15,054	
Insurance - directors & officers liability	2,144			2,144	2,144			Net income year-to-date	26,371	Net income year-to-date	3,447	
Insurance - general liability	2,030			2,030	2,121			Adjustment	9			
Insurance - crime	459			459	459			Total liabilities and equity	167,063	Total liabilities and equity	19,651	
Accounting	4,145			2,436	2,745							
Legal	1,650	150	698	1,200	949							
Water	783	78	88	561	696							
Newsletter delivery	760	60	75	580	535							
Electricity	469	33	49	372	447							
Storage	360			360	918							
Website	175			75								
Office supplies and postage	110	10		80	6							
Super Neighborhood	100											
Documentation	86			86	89							
Safe deposit box	75	75		75								
Post office box	62											
Welcoming	42			42	13							
Architectural standards	40			40								
	Total	60,103	631	1,134	46,406	47,521	Total	1,894				
	Net income	15,283	-419	-593	28,340	26,371	Net income	3,447				

Architectural Standards Committee Report

October 8, 2013

1. three ACC applications were submitted with both being approved since the last monthly FVCA meeting. The approvals were one for a new iron gate, one for one house painting and the other for multiple repairs/updates and a new roof.
2. The ASC will meet this Wednesday to draft an amendment to the Guidelines updating the location of a garage on a property and the color allowed for bricks. The Board should have the proposed amendment ready for approval/disapproval at the next meeting in November.



Dick Sundt

Chairman, ASC

TIRZ Redevelopment Authority Meeting

September 24, 2013

1. Lumpkin Project T-1709
 - a. Drainage and Traffic improvements
 - b. Engineering costs \$633M
 - c. Adding sidewalks
 - d. No open ditches
 - e. Adding landscaping
 - f. Additional 20 acre ft of new detention
 - g. Drainage
 - i. Installing 8x8 boxes (3)
 - h. Adding turning lane between feeder and Westview
 - i. Pave road north of Westview to Northbrook
 - i. Suggested to look at making aesthetic improvement to make drive into residential neighborhood more visually appealing
 - j. Timeline
 - i. Design phase now thru April 2014
 - ii. Construction phase May 2014 – April 2015
2. Town & Country Way Project T-1717
 - a. PER approved
 - i. PER to be complete March 2014
 - ii. Looking to fix intersection of T&C Way/T&C Blvd
 1. Maybe try to straighten curve
 2. Maybe install a roundabout
 - iii. Extend T&C Way west to the feeder road
3. Barryknoll East Project
 - a. Making fast progress
 - b. Waiting on AT&T to move their underground line
 - c. Most likely will have to stop work on 11/1/2013
4. W140 Detention
 - a. Approved Phase I final payment
 - b. Phase II moving forward
5. Traffic Signal at Queensbury Ln/T&C Blvd
 - a. Will have “decorative” light poles similar to Kimberley/T&C Blvd
 - b. 4 months for design
 - c. 8 months for bidding and construction

OCTOBER 6 2013

FONN VILLAS CIVIC ASSOCIATION BOARD MEETING

WELCOMING:

2 NEW FAMILIES WERE WELCOMED IN SEPTEMBER

DOCUMENTATION:

NO REPORT

A handwritten signature in cursive script, appearing to read "Nete Sundt".

NETE SUNDT

FONN VILLAS CIVIC ASSOCIATION

BOARD OF DIRECTORS

DATE: October 7 2013

Officers	Name	Position	Signature	Telephone
President	Pat Clynes	4		713-505-1322
Vice President	Dave Valerius	8		713-461-2868
Treasurer	Maurice Stadler	N/A		713-468-5369
Member	Will Frederking	7		713-465-5363
Member	Jim Egger	1		713-461-5221
Member	Tonya Wright	6		713-827-0680
Sergeant-at-Arms	Nete Sundt	5		713-467-1795
Parliamentarian	David Robertson	9		
Member/Secretary	Melinda Speight	3		713-465-2340
Member	Joe Bono	2		713-294-9171
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	Niek Hiemstra Maurice Stadler		713-468-9819 5369
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: October 7 2013

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 Pruet		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		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