

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

February 2014

I. CALL TO ORDER

The regular monthly meeting of the Fonn Villas Civic Association was held on February 3, 2014 at the Pines Presbyterian Church.

Board Members Present: Joe Bono III, Paul Dunne, Jim Egger, Will Frederking, Makeea Grainger, John Moyell, David Robertson, Melinda Speight, David Valerius  
Board Members Absent:

David Valerius called the meeting of the Association to order at 7:18 pm.

II. REVIEW AND APPROVAL OF MINUTES

- Minutes of the December 2013 meeting, December 16 Called Board Meeting, January 2013 Organizational Meeting, January 21 2013 Special Board Meeting, and May 13 2013 Called Board Meeting are posted on the web site.
- **A motion was made by Melinda Speight to approve the minutes of the 2013 meetings listed above as posted. The motion was seconded by Will Frederking. The motion was unanimously approved.**
- Minutes of the January 2014 Called Board Meeting are posted on the web site.
- **A motion was made by Melinda Speight to approve the minutes as posted. The motion was seconded by David Robertson. The motion was unanimously approved.**

III. TREASURER'S REPORT – MAURICE STADLER

- The Treasurer's report for January was distributed before the meeting to the Board members.
- Report is attached.
- David Valerius requested discussion of the Treasurer's recommendation to transfer \$20,000 from the checking account to the Vanguard account, which will still leave enough money in the checking account to cover budgeted expenses plus an additional \$13,000.
- Vanguard funds can be transferred within one to two days if needed.
- This could be handled as part of the budget discussion later in the meeting.
- The Special Events fund was discussed. Maurice suggested that we consider a constructive use for the money in this fund.

IV. PARLIAMENTARIAN REPORT – DAVID ROBERTSON

- No report.

V. ARCHITECTURAL STANDARDS COMMITTEE REPORT – JOE BONO III

- In January, 1 new application for construction was declined, 1 new application for construction is close to being approved, and 1 new paint and reroof application was approved.

VI. EXECUTIVE COMMITTEE REPORTS

- a. Maintenance Fund – Will Frederking
  - As of January 31, 25 accounts have not been paid. Letters will go out this week.
- b. Security – John Moyell
  - John reported that a resident in a nearby subdivision states that at 2:55 pm sometime during the last week of January 2014, a man rang their doorbell and asked if Mr. Fargo was home. There is suspicion that if no one is at home, the man kicks in the door and burglarizes the house. The constable has been notified.
- c. Super Neighborhood – Nete Sundt
  - Nete Sundt reported on the January 27 2014 meeting
  - The constable reported on the capture of the rapist in Hershey Park
  - Most of the flooding in our area occurs South of the Long Point fault that cuts diagonally through the memorial area. This could affect flood insurance rates.
  - Information is available on the web site - <http://www.memorialsn.org/>
  - Report is attached

VII. ADVISORY COMMITTEE REPORTS

- a. Citizen Patrol – Maurice Stadler
  - Residents logged 12 hours in January.
- b. Directory – Diane Donovan
  - Directory has gone to the printer.
  - Expecting a March distribution
- c. Entrance Beautification – Bill Prewett
  - Bill not present – no report
- d. Maintenance and Parks – David Valerius and Makeea Grainger
  - David has measured the broken glass globe and contacted several people to try to replace it, but he has not found a globe to replace the current one
  - Roberta Prazak offered to try to find a matching globe, when given the information from David Valerius
  - Lights and surfacing on Tennis Court – dial 311 to report problems
  - David Robertson stated that the more people who call, the more attention it will get
  - Jim Egger suggested an article in the newsletter
  - Paul Dunne asked about the telephone pole that is lying in the park near the corner of Hallie and Kimberley.
- e. TIRZ 17 – David Tresch
  - January meeting was cancelled last Tuesday due to weather, and has been rescheduled for Wednesday at 3:00
  - The local interactive citizens group has had 2 meetings. At the January 24 meeting, people reported that the post office on Town and Country Way will close and the land will be sold to a developer. There was discussion of Morgan trying to get a traffic study done, but the City says a traffic study is not required. A traffic study may be conducted by TIRZ and/or MetroNational.
  - The group discussed “grandfathering” of building requirements for developers that allow them to not have to add retention to projects. Citizens and HOAs were encouraged to contact the city about this issue.



- David wants feedback to take to the TIRZ about Town and Country Way being extended west to the Beltway feeder. The developer is asking for \$6.5 million. The city is asking for feedback from the citizens about the TIRZ spending this amount of money, plus the cost of the project. Total cost could exceed \$13 million. This land acquisition and project could benefit Fonn Villas in terms of traffic. Possible adverse effects need to be considered. TIRZ stressed that water retention and detention would need to be a part of this project. The city does not want to spend this much money and then have citizens complain that the money should have been used another way.
- David Valerius suggested that we will put this item on next month's agenda to see if the Board wants to take official action.
- Report is attached
- f. Newsletter – David Robertson
  - No report
- g. Welcoming – Nete Sundt
  - No report
- h. Webmaster – Brandon Lackey
  - No report - Brandon not present
- i. Documentation – Nete Sundt
  - No report

#### VIII. BUSINESS

- a. Review and approve budget for 2014 (Maurice Stadler)
  - Maurice distributed the budget to the board members prior to the meeting with improved estimates for cost and income.
  - \$3000 was added for legal expenses for the proposed swim club merger
  - Maurice also proposed that \$20,000 be moved from the checking account to the Vanguard account.
  - **David Robertson moved that we approve the budget as submitted by the treasurer, and allow the treasurer to move \$20,000 to the Vanguard fund. Will Frederking seconded the motion. The motion was approved unanimously.**

#### IX. ADJOURN

- **David Robertson made a motion to adjourn the meeting. Will Frederking seconded the motion. The motion was approved unanimously.**
- The meeting adjourned at 8:10 pm.

## Agenda for Board Meeting - 3 February 2014

Friday, January 31, 2014 at 07:20PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, February 3rd, at 7:15 p.m., at Pines Presbyterian Church.

### Agenda

1. Call to Order
2. Review and approval of minutes
3. Treasurer's Report - Maurice Stadler
4. Parliamentary Report - David Robertson
5. Architectural Standards Committee Report - Joe Bono
6. Executive Committee Reports
  1. Maintenance Fund - Will Frederking
  2. Security - John Moyell
  3. Super Neighborhood - Paul Dunne
7. Advisory Committee Reports
  1. Citizen Patrol - Maurice Stadler
  2. Directory - Diane Donovan
  3. Entrance Beautification - Bill Prewett
  4. Maintenance and Parks - David Valerius and Makeea Grainger
  5. TIRZ17 - David Tresch
  6. Newsletter - David Robertson
  7. Welcoming - Nete Sundt
  8. Webmaster - Brandon Lackey
  9. Documentation - Nete Sundt
8. Business
  1. Review and approve budget for 2014 (Maurice Stadler)
9. Adjourn

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

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Income and Expense					Balances				
Maintenance Fund				Special Events		Maintenance Fund		Special Events	
	Annual budget	January 2014			Year-to-Date	Assets		Assets	
		Budget	Actual						
<b>Income</b>				<b>Income</b>					
Maintenance charges	70,749	66,170	65,890	Directory support	3,875	AmeegyBank checking	72,851	AmeegyBank money market	22,377
Accrued interest from bonds issued July 1992	1,752	864	864	Dues		EE bonds issued July 1992	44,424		
Accrued interest from bonds issued May 1993	1,376	120	120	Money-market-account interest	0	EE bonds issued May 1993	34,020		
Vanguard fund interest and capital gains	2,016	331	331			Vanguard fund	60,540		
Fees and resale certificates	1,760		280			Prepaid constable patrol			
Maintenance-charge late fees	862								
Miscellaneous	300	300	300						
<b>Total</b>	<b>78,816</b>	<b>67,785</b>	<b>67,785</b>	<b>Total</b>	<b>3,875</b>	<b>Total</b>	<b>211,835</b>	<b>Total</b>	<b>22,377</b>
<b>Expenses</b>				<b>Expenses</b>		<b>Liabilities</b>		<b>Liabilities</b>	
Constable patrol	35,741	8,935	8,935	Directory printing		Prepaid newsletter printing	1,043	Unearned directory support	
Entrance beautification	3,250	1,250	1,250			Maintenance charges			
Entrance mowing and trimming	4,070					<b>Equity</b>		<b>Equity</b>	
Entrance maintenance	472	22	22			Equity at start of year	154,006	Equity at start of year	18,502
Accounting	5,519	400	400			Net income year-to-date	56,787	Net income year-to-date	3,875
Insurance - directors & officers liability	2,150					<b>Total liabilities and equity</b>	<b>211,835</b>	<b>Total liabilities and equity</b>	<b>22,377</b>
Insurance - general liability	2,333								
Insurance - crime	505								
Legal	3,932	107	107						
Water	1,030	127	127						
Newsletter delivery	775	80	80						
Electricity	612	77	77						
Storage	612								
Super Neighborhood	100								
Documentation	89								
Website	75								
Post office box	60								
Office supplies and postage	44								
Architectural standards	30								
Welcoming	13								
<b>Total</b>	<b>61,412</b>	<b>10,998</b>	<b>10,998</b>	<b>Total</b>	<b>0</b>				
<b>Net income</b>	<b>17,405</b>	<b>56,787</b>	<b>56,787</b>	<b>Net income</b>	<b>3,875</b>				

## TIRZ Redevelopment Authority Meeting

February 3, 2014

1. Monthly TIRZ17 board meeting postponed due to weather
2. Rescheduled for Wednesday, February 3, 2014 at 3pm
  - a. Due to afternoon time I may not be able to attend

### Local Interaction Group Meeting – January 24, 2014

1. Second meeting of this group
2. Turnout much larger
3. Reviewed items from last meeting
4. New business
  - a. Post Office to be sold
  - b. Traffic study may be conducted by TIRZ and/or MetroNational
5. The group is concerned about the “grandfathering” that exists on new development so they do not have to add any retention to their project
6. Urge HOAs, SNAs, and citizens contact mayor and council members about traffic and flooding concerns

### Local Interaction Group Meeting – January 31, 2014

1. Special meeting to gauge support for TIRZ on extending T&C Way westbound to the beltway feeder
  - a. Will take \$6.5MM to buy land
    - i. Owner currently has pulled permits to build office building
    - ii. This is \$300/sq ft
    - iii. Now would be only opportunity to get this land
  - b. TIRZ has verbal commitments with other area land owners to obtain land to make project happen.
    - i. Overall price would be \$125/sq ft once conveyed land is added in. This is close to current market price
  - c. COH is concerned residents will object to the high cash outlay to get land
  - d. Project benefits
    - i. Improved traffic flow. Gives area one more outlet
    - ii. Morgan group projects will be adding traffic
    - iii. TIRZ urged to include retention/detention in this project



	2013		2014	Comment	2014 by month											
	Approved	Actual			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Income</b>																
Maintenance charges	70,749	70,502	70,749	\$0.022 per square foot	66,170	2,289	1,526	763								
Accrued interest from bonds issued July 1992	1,694	1,692	1,752	4% annual interest rate	864						888					
Accrued interest from bonds issued May 1993	1,321	1,308	1,376	4% annual interest rate	120	108	108	120	108	115	115	116	116	116	117	117
Vanguard fund interest and capital gains		209	2,016	assume 3% annual growth rate	331	151	152	152	152	153	153	154	154	154	155	155
Fees and resale certificates	1,100	760	1,760			160	160	160	160	160	160	160	160	160	160	160
Maintenance-charge late fees	510	461	862			287	383	192								
Miscellaneous		165	300	e.g., donations for trees in park	300											
<b>Total</b>			78,816		67,785	2,996	2,329	1,387	420	428	1,317	429	430	431	432	432
<b>Expenses</b>																
Constable patrol	35,741	35,741	35,741		8,935			8,935			8,935			8,935		
Entrance beautification	7,385	5,986	3,250		1,250					1,250						750
Entrance mowing and pruning	4,648	4,424	4,070			170	1,385	170	170	470	255	170	470	170	170	470
Entrance maintenance	189	270	472		22	200				250						
Accounting	4,145	5,444	5,519		400	430	410	410	410	400	400	400	400	580	573	706
Insurance - directors & officers liability	2,144	2,144	2,150					2,150								
Insurance - general liability	2,030	2,121	2,333	allow for 10% increase					2,333							
Insurance - crime	459	459	505	allow for 10% increase					505							
Legal	2,650	1,108	3,932		107	575	575	575	575	575	575	75	75	75	75	75
Water	783	966	1,030		127	88	78	72	78	81	75	75	88	88	94	88
Storage	824	918	612				9	67	67	67	67	67	67	67	67	67
Newsletter delivery	760	715	775		80	80	60	60	60	60	60	60	75	60	60	60
Electricity	469	585	612		77	40	44	54	52	52	53	52	49	48	45	45
Super Neighborhood	100		100													100
Documentation	86	89	89			89										
Website	175		75			75										
Post office box	62	54	60											60		
Office supplies and postage	110	6	44			4	4	4	4	4	4	4	4	4	4	4
Architectural standards	40		30			30										
Welcoming	42	13	13							13						
<b>Total</b>			61,412		10,998	1,781	2,565	12,498	4,254	3,223	10,424	903	1,227	10,087	1,188	2,264
<b>Net income</b>			17,405		56,787	1,216	-236	-11,111	-3,834	-2,795	-9,107	-473	-797	-9,656	-757	-1,832

	2013		2014
	Approved	Actual	
<b>Income</b>			
Directory support	3,775	3,875	3,875
Dues	1,300	1,465	1,300
Money-market-account interest	2	2	2
Total			5,177
<b>Expenses</b>			
Directory printing	1,636	1,636	1,536
Total			1,536
Net income			3,641



# FONN VILLAS CIVIC ASSOCIATION

## BOARD OF DIRECTORS

DATE: 2/3/14

Officers	Name	Position	Signature	Telephone
President	David Valerius	8		713-461-2868
Vice President	Jim Egger	1		713-461-5221
Treasurer	Maurice Stadler	N/A		713-468-5369
Member	Will Frederking	7		713-465-5363
Member	Paul Dunne	4		713-468-4717
Member	Makeea Grainger	5		713-464-5990
Sergeant-at-Arms	Nete Sundt	N/A		713-467-1795
Parliamentarian	David Robertson	9		281-957-5091
Member/Secretary	Melinda Speight	3		713-465-2340
Member	Joe Bono	2		713-294-9171
Member	John Moyell	6		713-344-0459

## COMMITTEE CHAIRS


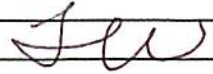



Committee	Name	Signature	Telephone
Architectural Standards	Joe Bono		713-294-9171
Entrance Beautification	Bill Prewett		713-973-1171
<u>Citizen Patrol</u>	Maurice Stadler		713-468-5369
Directory	Diane Donovan		713-973-0636
Parks and Maintenance	Dave Valerius Makeea Grainger		713-464-5990
Newsletter	David Robertson		
Security	John Moyell Pat Clynes		713-344-0459
Picnic	Pam Kelley		713-467-9011
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Paul Dunne Tonya Wright		713-468-4717
Welcoming	Nete Sundt/Zoe Nagle		713-467-1795
Webmaster	Brandon Lackey		713-973-0438
Maintenance Fund	Will Frederking Jim Egger		713-465-5363

Please change →

# FONN VILLAS CIVIC ASSOCIATION

## BLOCK REPRESENTATIVES

DATE: Feb 3 - 2013

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig		713-647-6919
BARRYKNOLL- EAST	Carey McCord		713-973-9913
BARRYKNOLL - WEST			
BENDWOOD	Tonya Wright		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			
KINGS RIDE - WEST	Bob Atkinson		713-465-7655
LORNMEAD	Rafael Alvarez		713-984-0444
OLD OAKS			
PEBBLEBROOK - EAST			
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	Nete 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		713-722-0118
VINDON	Meredith Cooley		713-984-1786



