

September Minutes of the Regular Meeting
Of the
Fonn Villas Civic Association

September 2014

I. CALL TO ORDER

The regular monthly meeting of the Fonn Villas Civic Association was held on September 8, 2014 at the Pines Presbyterian Church.

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

Board Members Absent: John Moyell

President David Valerius called the meeting of the Association to order a 7:17 pm.

II. REVIEW AND APPROVAL OF MINUTES

- All minutes are posted on the website.
- Minutes of August 2014 meeting. **A motion was made by David Robertson to approve the minutes. The motion was seconded by Will Frederking. The motion was unanimously approved.**

III. TREASURER'S REPORT - MAURICE STADLER

- The Treasurer's report was previously distributed to the Board.
- Report is attached

IV. PARLIAMENTARIAN REPORT - DAVID ROBERTSON

- No report.

V. ARCHITECTURAL STANDARDS COMMITTEE REPORT - JOE BONO

- Plans for 1 pool were approved (Pebblebrook)
- 4 new plans for new construction are pending

VI. EXECUTIVE COMMITTEE REPORTS

a. Maintenance Fund - Will Frederking

- There are still 2 unpaid maintenance fund accounts.

b. Security - John Moyell - John not present

- Melinda Speight reported that she had completed the Precinct 5 Vacation Watch form at <http://www.harriscountytexas.gov/vacationwatch/> while on vacation in August. Her neighbor said that the Constable Patrol stopped at least 2 times during the week and walked around the house.

- Pat Clynes reported that 3 cars on Val Lena were keyed and that the matter is under investigation. The person was caught on camera, and had the appearance of someone jogging through the neighborhood.
- c. Super Neighborhood - Paul Dunne
 - Meeting was held on August 25th
 - Report about shooting at La Hacienda Mexican Restaurant on Memorial – no suspects. There was also an incident at Denny’s that night. Suspects were apprehended and admitted to crimes at other locations, but not at La Hacienda.
 - Don Holmsby – TIRZ 17; TIRZ has proposed that they annex additional property
 - Meeting at Frostwood on September 15th – TIRZ Town Hall
 - Memorial Middle School Town Hall by Jim Murphy on Sep 13 from 10-11
 - Please see the Memorial Super Neighborhood website (memorialsn.org) for details

VII. ADVISORY COMMITTEE REPORTS

- a. Citizen Patrol - Maurice Stadler – Maurice not present
 - Maurice previously reported via email that 11 hours were logged in July and 9 hours 30 minutes were logged in August
 - Makeea Grainger reported that she is a new volunteer for Citizen Patrol and encouraged others to sign up to get the training
- b. Directory – report by Diane Donovan
 - Directory is being transitioned to Sarah Valerius
- c. Maintenance and Parks - Makeea Grainger
 - Please report needed repairs at the park to David Valerius or Makeea
- d. TIRZ 17 - David Tresh
 - Report is attached
- e. Newsletter - David Robertson
 - No report
- f. Welcoming – Nete Sundt
 - No report – let Nete know if new people move in.
- g. Webmaster -
 - No report
- h. Documentation – Nete Sundt
 - No report

VIII. BUSINESS -

- a. Approve participation in Memorial Traffic Study (Jim Egger)
 - Jim attended a meeting 2 weeks ago
 - Funds have been approved for the Neighborhood Traffic Management Program
 - Step 1 is to do a study. The study will be bounded by Gessner, Memorial, Beltway 8, and I10. Jim is particularly interested in the crosswalks near Memorial Middle School. Contact him if you have other concerns.
 - Certain things can’t be done such as stop signs, speed limits, etc

- b. Approve resolution to open a new/replacement checking account. (John Moyell)
- John Moyell emailed David Robertson on August 12 asking for information he needed to open a different bank account to make the payments on the contract for the Constable Patrol. Wells Fargo is imposing fees, so John has requested to open a bank account at Frost Bank for the purpose of making the security payments. The name of the account is Fonn Villas CA, Security. John Moyell and Pat Clynes will be signatures on the account.
 - **David Robertson made a motion that we authorize John Moyell to open this account at Frost Bank. Will Frederking seconded. The motion was approved.**

Note: agenda item l – “Discuss concern that interests of all members....” was considered at this time – see notes below

- c. Approve additional funds to pay for printing related to the potential pool merger (David Robertson)
- David reported that some of the costs for producing and distributing the Q&As from the Task Force were over budget due to the inclusion of color photographs, the length of the Q&As, and the fact that an additional Q&A was distributed.
 - We also need to budget for Q&A #5, Summary of Plan, and Amendment to Deed Restrictions
 - **David Robertson moved that we approve \$1000 for printing and distribution of Q&A#5, Summary of Plan, and Amendment to Deed Restrictions. Jim Egger seconded. The motion was approved**
 - **Melinda Speight made a motion to provide funds of up to \$750 to print and distribute pool merger information from people opposing the merger. Content will be reviewed by the Board for accuracy. Jim Egger seconded the motion. The motion passed with 1 no vote, 1 abstaining, remainder in favor.**
- d. Approve Pool Facilities Condition Assessment for up to \$600 (David Valerius)
- **David Valerius made a motion that \$600 be approved to pay for a Pool Facilities Condition Assessment. Will Frederking seconded. The motion was approved.**
- e. Discuss pool merger timeline (David Valerius)
- Town Hall meeting will be Wednesday, September 24 at 7:15.
 - Vote on Plan and Agreement of Reorganization changed to October 21.
 - Proxy is being developed, and members can vote by proxy
 - A resident asked if a generic proxy form can be used. John Baugher, former parliamentarian, stated that the By Laws are posted on the Fonn Villas website, in addition to new laws effective 2011. He says that these laws state that all votes must be in writing.

- A resident asked who people will need to mail proxies to. David Robertson said that all the information will be on the proxy form itself. John Baugher said that all proxies must be signed and specify the address of the lot that is being represented. Each lot will get one vote. John Baugher said that if there are multiple owners of a lot, all should sign to avoid confusion.
 - Nete Sundt, Sergeant at Arms, will be counting the votes along with 3 other people. She will follow all recommended procedures.
- f. Message from the Pool Board President (David Valerius)
- Pool Board President, Alex Rosca, spoke.
 - Alex stated that the mission of the Task Force was to look at the viability of the pool. The Task Force presented 6 options to the attorney, and the attorney presented a merger as the only viable alternative. Alex said that the pool board was not always in favor of the merger. Financial projections of the pool showed that it is not sustainable. Alex corrected a previous statement made by Melinda Speight and stated that non-residents will have the same fee structure that exists today.
 - Alex says that there is no hidden agenda, and he wants to put as much information out as possible. Historically the financial statements show that the pool ends the year with less money than it starts with. Fees have been raised. The fees are the same amount as Memorial Forest, which has a club house and tennis courts. Alex has gotten positive feedback from residents of other clubs that have merged. Alex states that if the merger is approved, the Association will not take over any debt. If the merger is not approved, the pool board has to consider the pool's future. The most likely option will be to sell the pool property. The HCAD valuation for the pool property is higher than neighboring subdivisions without a pool. Alex attributed this increased property value to the presence of the pool.
- g. General Q&A (limited to 3-minutes per person) 8 people max – 24 minutes maximum
- Jim Egger thanked everyone for the great turnout. He gave an overview of the process of the pool merger. He read an excerpt from a September 2012 memo to Pat Clynes from Jack Long, resident visionary, supporting the merger. Jim identified the following "hot topics."
 - Hot Topic 1: Attorney and conflict of interest – The specific attorney was engaged because Rick Butler was legal counsel on several successful mergers where he represented both sides. The Task Force followed what other subdivisions have done successfully. Jim encouraged people with valid questions for the attorney to submit them. Having one attorney gives the Civic Association one person with accountability.
 - Hot Topic 2: Insurance and Liability: There are multiple layers of insurance. (Pool management company, Civic Association) Jim read an excerpt from the Texas Business Organization code, Section 22.152 of the Nonprofit Section of the Texas Business Corporation Act that says that individuals are not liable for the acts of a corporation.
 - Hot Topic 3: Commitment of 7 years to operate Swim Club. Jim said that this provides clarity to the Swim Club and the Civic Association about expectations. Jim made a case that the Civic Association will be acquiring a valuable asset.
 - Hot Topic 4: How did we come up with the dues as a Task Force? The Task Force wanted to keep the dues low, not have to raise the fees, and provide low costs for

Seniors. The proposal is to operate at this level for 3 years with no capital improvements in order to establish a baseline budget.

- Question/Speaker 1: Richard Mills, 714 Rocky Meadow. Has been a resident for 27 years and is opposed to merger. He states that 1/3 of the residents belong to the pool, and the rest of the subdivision should not have to subsidize them. Kickerillo, the original developer, set the Swim Club up as a separate entity. He says the pool should charge members enough to support the club, and to encourage outside members to come in. The failure of the club over the years to adequately raise fees and the failure of the club to promote membership has resulted in the situation at hand. It is not the fault of the residents of Fonn Villas.
- Question/Speaker 2: Kim Frederking runs the Swim Team. In 2012, 205 youth swam on the swim team. Many of the swimmers are 6 and under, promoting swimming safety and a safe place to meet friends. The pool provides jobs for youth. The community spirit is fantastic, and many youth wear their swim team T Shirts at Bunker Hill Elementary. Kim salutes her co-Swim Team Board members for promoting the merger. Kim says about 50% of the swim team members are Fonn Villas residents.
- Question/Speaker 3: Hank Taylor asked if residents who are opposed to the merger would have still moved here had Kickerillo incorporated the pool into the FCVA. He also asked if the merger does not go through, and the property is sold to a developer, would we at least get naming rights to the 18 story condo built there?
- Question/Speaker 4: Barbara Drumheller; Got asked to speak. Three reasons she moved here: school, park, pool. Barbara has written the newsletter, been secretary, and been on the board. She supports the pool by paying dues to the pool even though she doesn't use it. She appreciates the look of the pool property on the corner. She thinks it is moving in the wrong direction to let the pool fail. She says the pool dues are much less than her property taxes.
- Question/Speaker 5: Bina Lorfin asked about Senior dues. Jim Davidson answered: The recommendation is that Seniors will pay \$225 per year as long as they live in the home. A Senior is defined as someone who is 65 on the effective date of the merger, currently projected to be January 1st 2015. Currently 90 people fit in this category. The definition of a Senior has changed from the Nov 2013 motion to merge, and will also be 65 years of age for current Swim Club members.
- Question/Speaker 6: Fred Wagner. Expressed concern about not having capital expenditures for 3 years. Wants to see the budget and the pool condition prior to the vote. Alex Rosca added that the current budget and projections only include operating and maintenance costs (light bulbs, water, insurance, electricity) and assumed no unexpected costs.
- Question/Speaker 7: John Maurer wants to make sure that the attorney has been consulted on the operating costs and what will happen to the disposition of the assets if a nonprofit corporation is sold. John says that a law he read says that the assets might have to go to a charitable institution and would like the attorney to comment on this.
- Question/Speaker 8: Sharon Bates. Does not like the assumption that the pool will fail if the merger does not occur. She says the pool in the past has increased membership because of the way the pool was run for several years. The reason this does not show in

the financials is because a new deck was put in and other improvements were made that increased revenue and sponsorships. She added that the pool needs to be run like a small business. The management of the pool needs to get back to the things that work.

- Question/Speaker 9: Ricky Moore (Pebblebrook) Has never once been to the pool. Says the government is redistributing wealth. He claims that the pool is not complying with ADA standards including ramps, gates, and ADA accessible entry into the pool, and ADA restroom facilities. Jim Egger said we will ask the attorney about ADA compliance and report back.
 - Question/Speaker 10: Pat Clynes – former President of FVCA. Spoke about the legacy of Jack Long wanting a pool merger. Pat also heard from many other residents wanting a merger. Pat said that a newsletter article ran asking for volunteers for the Task Force, and he received no response from residents other than those that are currently on the team. He read a letter from his daughters about what the pool means to them, and their fun season of swim team. He also mentioned a letter of support for the pool written by Joann Lammons, local realtor.
- h. Discussion of a new Agreement of Merger language that the FVCA will not voluntarily cease to operate the swimming pool and related facilities for 10 years (David Valerius)
- The pool had originally asked for 20 years, so the 10 years was a compromise
- i. Vote on Approval of Plan and Agreement of Merger and the Summary of the Plan and Agreement of Merger (David Valerius)
- **Jim Egger made a motion to approve the Plan and Agreement with one modification, to change the 10 year limitation to 7 years. The motion was seconded by Will Frederking and passed with 5 in favor and 3 opposed.**
- j. Establish and vote on annual pool fee for all lot owners, this in addition to existing maintenance fee (David Valerius)
- Makeea Grainger stated that since we have approved \$600 to review the condition of the facilities, we should wait for this report before establishing the fee
- k. Approve Town Hall Framework: Presentation and timed Q&As for up to 75 minutes total (David Valerius)
- The Board agreed to include a presentation, a way for people to sign up to speak, 90 minutes for timed Q&As, and to allow 3 minutes per speaker with answer to follow
 - Melinda Speight asked if minutes would need to be taken, and it was decided not to take minutes at the Town Hall meeting
- l. Discuss concern that interests of all members of the FVCA are not being represented in the pool merger (Melinda Speight)
- Note: this item was addressed after agenda item b
 - Red-lined report is attached

IX. ADJOURN

David Valerius made a motion to adjourn the meeting. David Robertson seconded the motion. The motion was approved unanimously. The meeting adjourned at 9:14 pm.

Agenda for Board Meeting - 8 September 2014

Friday, September 5, 2014 at 06:29PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, September 8th, 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. Parliamentarian 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. Maintenance and Parks - David Valerius and Makeea Grainger
 4. TIRZ17 - David Tresch
 5. Newsletter - David Robertson
 6. Welcoming - Nete Sundt
 7. Webmaster - Brandon Lackey
 8. Documentation - Nete Sundt
8. Business
 1. Approve participation in Memorial Traffic Study (Jim Egger)
 2. Approve resolution to open a new / replacement checking account. (John Moyell)
 3. Approve additional funds to pay for printing related to the potential pool merger (David Robertson)
 4. Approve Pool Facilities Condition Assessment for up to \$600 (David Valerius)
 5. Discuss pool merger timeline (David Valerius)
 6. Message from the Pool Board President (David Valerius)
 7. General Q&A (limited to 3- minutes per person) 8 people max –24 minutes maximum
 8. Discussion of a new Agreement of Merger language that the FVCA will not voluntarily cease to operate the swimming pool and related facilities for 10 years (David Valerius)
 9. Vote on Approval of Plan and Agreement of Merger and the Summary of the Plan and Agreement of Merger (David Valerius)
 10. Establish and vote on annual pool fee for all lot owners, this in addition to existing maintenance fee (David Valerius)
 11. Approve Town Hall Framework: Presentation and timed Q&As for up to 75 minutes total (David Valerius)
 12. Discuss concern that interests of all members of the FVCA are not being represented in the pool merger (Melinda Speight)
9. Adjourn

Income and Expense						Balances					
Maintenance Fund						Special Events		Maintenance Fund		Special Events	
	Annual budget	July 2014		Year-to-Date			Year-to-Date	Assets		Assets	
		Budget	Actual	Budget	Actual						
Income						Income					
Maintenance charges	70,749			70,749	70,747	Directory support	3,875	AmeegyBank checking	29,818	AmeegyBank money market	22,203
Accrued interest from bonds issued July 1992	1,752	888	888	1,752	1,752	Dues	1,420	EE bonds issued July 1992	45,312		
Accrued interest from bonds issued May 1993	1,376	115	108	794	792	Money-market-account interest	1	EE bonds issued May 1993	34,692		
Vanguard fund interest and capital gains	2,016	153	-90	1,244	1,163			Vanguard fund	81,373		
Fees and resale certificates	1,760	160	240	960	1,320			Prepaid constable patrol			
Maintenance-charge late fees	862			862	462			Total	191,194	Total	22,203
Miscellaneous	300			300	600			Liabilities		Liabilities	
Total	78,816	1,317	1,146	76,662	76,836	Total	5,296	Prepaid newsletter printing	564	Unearned directory support	
Expenses						Expenses		Maintenance charges			
Constable patrol	35,741	8,935	8,935	26,806	26,806	Directory printing	1,595	Equity		Equity	
Entrance landscaping	7,320	1,720		5,120	2,070			Equity at start of year	154,006	Equity at start of year	18,502
Entrance maintenance	472			472	227			Net income year-to-date	36,624	Net income year-to-date	3,701
Accounting	5,519	400	400	2,860	2,894			Total liabilities and equity	191,194	Total liabilities and equity	22,203
Insurance - directors & officers liability	2,150			2,150	2,150						
Insurance - general liability	2,333			2,333	2,940						
Insurance - crime	505			505	1,375						
Legal	3,932	575		3,557	124						
Water	1,030	75	62	598	543						
Newsletter delivery	775	60		460	400						
Electricity	612	53	36	373	380						
Storage	612	67	67	277	277						
Super Neighborhood	100										
Documentation	89			89							
Website	75			75							
Post office box	60										
Office supplies and postage	44	4		24							
Architectural standards	30			30	4						
Welcoming	13			13	24						
Total	61,412	10,424	9,500	45,742	40,212	Total	1,595				
Net income	17,405	-9,107	-8,354	30,920	36,624	Net income	3,701				

TIRZ Meeting(s)

TIRZ Board Meeting – August 15, 2014 & August 26, 2014

1. Annexation
 - a. TIRZ Annex Committee
 - i. Why annex
 1. Augment current CIP plans
 2. Provide funding for future CIP plans
 - ii. Developed 2 proposals
 1. Base
 2. Base +
 - b. Base Plan (streets only)
 - i. Lumpkin & Westview detention
 - ii. “Straw” streets near Bunker Hill on north side
 - iii. Tallowood, Memorial, & Gessner
 - c. Base + Plan
 - i. All of the above
 - ii. Memorial west of the beltway
 - iii. Lantern Lane strip center
 - iv. New commercial land west of Ethan’s Glen
 - d. 60 day public comment period
 - i. August 29 – September 29
 - e. Town Hall Meeting
 - i. Frostwood Elementary
 - ii. Monday, September 15, 2014
 - iii. 6:30pm-8:00pm
2. Approved Service Agreement with Property Acquisition Services, LLC to look for detention opportunities
3. Detention Basin completed
4. Barryknoll open to traffic

FVCA Board Meeting September 2014

12) Discuss concerns that interests of all members of the FVCA are not being represented in the pool merger – Melinda Speight

I acknowledge that members of the FVCA Task Force on the Swim Club Connection, the members of the Fonn Villas Swim Club Board, and the members of the Fonn Villas Civic Association Board have all worked very hard and put in untold hours toward the pool merger. It is a very difficult and emotional process, and I thank everyone for their hard work.

I do, however, have concerns that the interests of ALL the members of the Fonn Villas Civic Association are not being adequately represented in the pool merger process as follows:

- 1) MOST FONN VILLAS CIVIC ASSOCIATION BOARD MEMBERS OF THE 2013 And 2014 BOARDS THAT HAVE PRESIDED OVER THE MERGER ARE FONN VILLAS SWIM CLUB MEMBERS. YET IN 2013, 102 OUT OF 347 FONN VILLAS CIVIC ASSOCIATION MEMBERS (LESS THAN 30%) WERE SWIM CLUB MEMBERS.

The 2013 Board consisted of 8 Fonn Villas Swim Club members out of the 9 Board members. The 2014 Board also has a majority of Fonn Villas Swim Club members. Most Fonn Villas Civic Association members are not Swim Club members. The Board has a duty to represent all members in good faith, yet the majority decisions of Swim Club members have prevailed in all Board decisions leading to this point in the merger.

- 2) THE ARTICLE THAT RAN IN THE MARCH 2013 NEWSLETTER SOLICITING MEMBERS FOR THE TASK FORCE GAVE A MUCH DIFFERENT PICTURE OF THE POOL MERGER THAN WHAT IS BEING PROPOSED, AND NO OTHER ARTICLE RAN IN THE NEWSLETTER UNTIL JULY OF 2014

A March 2013 newsletter article states that “current homeowners would not have to join the swim club” and “the task force needs a wide variety of perspectives presented.” Residents were not informed differently in the newsletter until July of 2014. It is not until now, very late in the process, that the opinions of those who are not members of the Swim Club, a 70% majority, is being heard.

- 3) THE TASK FORCE THAT WAS CHARTERED IN APRIL OF 2013 CONSISTS OF 7 MEMBERS, 6 OF WHOM ARE MEMBERS OF THE FONN VILLAS SWIM CLUB.

The makeup of this task force does not represent the number of members of the Fonn Villas Civic Association who are not currently members of the Swim Club. This Task Force has made all of the recommendations to the Board concerning the merger process.

- 4) THE ONLY PEOPLE THAT HAVE BEEN AUTHORIZED TO SPEAK TO THE ATTORNEY FOR THE FONN VILLAS CIVIC ASSOCIATION ARE ALSO MEMBERS OF THE SWIM CLUB AND ARE IN FAVOR OF THE MERGER.

The Task Force that was commissioned in April of 2013 asked for approval of funds in May 2013, one month after their formation, to consult an attorney. This is when Rick Butler was engaged as the attorney for the Fonn Villas Civic Association. At that time he took direction from the members of the Task Force. At the July 2014 meeting, the Board passed a motion that Jim Egger, Jim Davidson, and David Valerius, all Swim Club members, be authorized to speak to the attorney on the behalf of the Fonn

Villas Civic Association. Civic Association members who are not Swim Club members are not being represented in interactions with the attorney.

- 5) THE ATTORNEY ENGAGED BY THE FONN VILLAS CIVIC ASSOCIATION IS ALSO THE ATTORNEY REPRESENTING THE FONN VILLAS SWIM CLUB IN THE MERGER. HOW CAN THE BEST INTERESTS OF BOTH THE FONN VILLAS CIVIC ASSOCIATION AND THE FONN VILLAS SWIM CLUB BE REPRESENTED BY THE SAME ATTORNEY?

Q&A #3, question 4, states "Since this is a friendly merger we and our attorney don't see any conflict of interest" that the same attorney has been engaged by both parties. What rights have each entity waived in order to be represented by the same attorney? It seems impossible for one attorney to represent the best interests of both parties. Since the funds of the Fonn Villas Civic Association have paid to engage the attorney, may we see the engagement letter and any waiver documents that have been signed by any representative on behalf of the Fonn Villas Civic Association? Does the Fonn Villas Civic Association need to worry about how the merger is being presented to the Fonn Villas Swim Club in order to avoid unwanted consequences? Some Fonn Villas Swim Club members are entitled to share in the assets of the club upon dissolution. I have heard one figure that this might be \$20,000 per member. Do we know that the Swim Club members know this? Is it in the best interest of all Fonn Villas Civic Association members to trust that this is a friendly merger?

- 6) THE DRAFT TIMELINE IS MORE GEARED TOWARD MAKING SURE THE MERGER PROCESS IS COMPLETED IN TIME TO PROVIDE FINANCIAL RELIEF TO THE SWIM CLUB BEGINNING IN 2015 THAN GIVING ALL CIVIC ASSOCIATION MEMBERS TIME TO GIVE INPUT TO THE MERGER PLAN AND MAKE CHANGES AND SUGGESTIONS.

I am glad that the merger issues are finally being discussed with all Fonn Villas Civic Association members. The information distributed in July has raised a lot of questions from lot owners. How does it serve the best interest of all the members of the Fonn Villas Civic Association to hurry the process along when all members are just now being given opportunities to ask questions and give input?

- 7) LANGUAGE AND TERMS OF THE PROPOSED MERGER FAVOR SWIM CLUB MEMBERS OVER FONN VILLAS CIVIC ASSOCIATION MEMBERS. SOME EXAMPLES ARE AS FOLLOWS:

As it is currently proposed, ALL residents will pay \$350 additional dues to support the Swim Club. Resident Swim Club members who now pay \$450 per year will see their dues decrease by \$100 per year. Nonresident members who currently pay \$525 per year will see their dues decrease by \$175 per year. Why are 272 Fonn Villas Civic Association Members being asked to subsidize 102 resident Swim Club members, as well as nonresidents who will use the Swim Club?

Senior age for Fonn Villas Civic Association members who are also Swim Club members is 62 years old. Senior age for Fonn Villas Civic Association members who are not Swim Club members is 65 years old.

Language was added to the second Draft Plan of Agreement to require the Civic Association to operate the swimming pool for 10 years. This has never been brought up before. The explanation is that the merger must "protect the equity of the pool members." Under the current proposal for dues, the pool fee alone could be as much as \$600 per year in 10 years. I contend that this restriction should be removed. If the Swim Club members do not want to vote in favor of the merger, they don't have to.

The Fonn Villas Civic Association is being asked to assume all liability for the pool without knowing the condition of the facility. A membership fee is being recommended before we know what capital improvements are necessary. This concern could be addressed by expanding the timeline.

- 8) FONN VILLAS CIVIC ASSOCIATION MEMBERS HAVE BEEN USING THEIR OWN RESOURCES TO PRESENT OPPOSING VIEWPOINTS.

I have received 2 flyers on my door that have been paid for and distributed out of pocket by Fonn Villas Civic Association members who are opposed to the pool merger. What can the Board do, beyond distributing the Q&As, to make sure that all Fonn Villas Civic Association members have access to all viewpoints?

- 9) IS IT REALLY IN THE BEST INTEREST OF ALL FONN VILLAS CIVIC ASSOCIATION MEMBERS TO ADD ADDITIONAL RESPONSIBILITIES TO THE BOARD, COMMIT TO RUNNING A BUSINESS, AND MORE THAN DOUBLE THE ANNUAL BUDGET?

The Fonn Villas Civic Association has been around for ^{50+md}60 years, and has always had very low maintenance fees. This is probably because most residents want it that way.

- 10) IS IT IN THE BEST INTEREST OF ALL FONN VILLAS RESIDENTS TO CREATE MORE OPPORTUNITY FOR CONFLICT AND TAKE AWAY FREEDOM OF CHOICE?

Lot owners, about ^{245 md}272 of them, who have currently chosen not to belong to the Swim Club will have that freedom of choice taken away. Protecting our neighborhood is a concern which we all share, but it should be balanced against protecting our neighbors' right to choose if they want to belong to a swim club. The Fonn Villas Civic Association Board will have more responsibility and have to take action against people who do not pay their pool dues. Since the additional dues raise the annual assessment about 180%, there might be more people who do not pay their dues or do not pay on time.

The Board and Task Force, dominated by Swim Club members, may have made all these decisions and motions according to the letter of the law and the procedures set forth in our governing documents, but have we really represented the spirit of having a Board that represents the interests of all of the members of the Fonn Villas Civic Association?

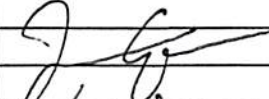
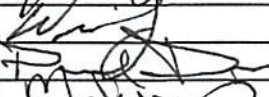
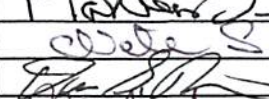
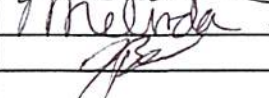
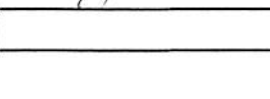

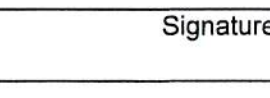
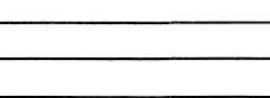
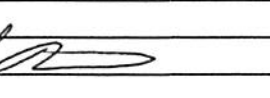
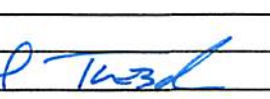
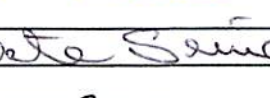
What can be done to more fairly represent the interests of all Fonn Villas Civic Association members in the merger?

- 1) Replace one or more of the people currently authorized to speak with the attorney with someone who is not a Swim Club member and will be a good representative of all the members of the Fonn Villas Civic Association, or add an additional person to the current list of 3 people.
- 2) Approve additional funds to pay for printing and distribution of materials to represent all sides of the merger.
- 3) Create a timeline that allows for input from all lot owners and gives them time to process this important change.
- 4) Moving forward in the process, make sure that any appointments for vote tabulators and other entities include members that represent both sides of the pool merger.
- 5) Ensure that the process of taking the vote does not favor one party over another.
- 6) Other suggestions as made by the Board

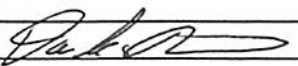
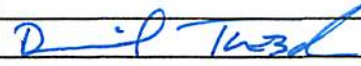
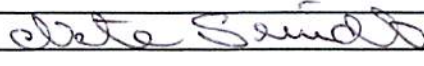

FONN VILLAS CIVIC
ASSOCIATION

BOARD OF DIRECTORS

DATE: Sept 8 2008

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		
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
Citizen Patrol	Maurice Stadler		713-468-5369
Directory	Diane Donovan		713-973-0636
Parks, Maintenance & Entrances	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

FONN VILLAS CIVIC ASSOCIATION

BLOCK REPRESENTATIVES

DATE: Sept 08 2014

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig	<i>Leslie Hattig</i>	713-647-6919
BARRYKNOLL - EAST	Carey McCord	<i>Carey McCord</i>	713-973-9913
BARRYKNOLL - WEST			
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			
KINGSRIDE - WEST	Bob Atkinson	<i>Bob Atkinson</i>	713-465-7655
LORNMEAD	Rafael Alvarez <i>Brandon Frank</i>	<i>Brandon Frank</i>	713-984-0444
OLD OAKS	Beth Hackworth	<i>Beth Hackworth</i>	713-464-1852
PEBBLEBROOK - EAST			
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	Nete Sundt/Kim Frederking	<i>Nete Sundt</i>	713-467-1795
TRAIL HOLLOW - EAST			
TRAIL HOLLOW - WEST	Bina Lorfing	<i>Bina Lorfing</i>	713-465-4048
VAL LENA	Charlotte Mitchell	<i>Charlotte Mitchell</i>	713-722-0118
VINDON	Meredith Cooley		713-984-1786

763
201-
3422

FONN VILLAS CIVIC ASSOCIATION

RESIDENTS

DATE: Sept 8 2014

PRINT NAME	SIGNATURE	TELEPHONE
Shirley Beville	Shirley Beville	715-461-1648
Bob Beville	Bob Beville	—
Mike Voinis	Mike Voinis	713-899-7918
John O'Hara		
Joe Ninkovic		713-465-5544
Bob Kish	Bob Kish	713-464-5471
Bambang Kish	BSK	"
Greg Hattig		713-443-7108
KARL HOUD		713-972-1211
R. Atkinson		" 465-7655
Howard Speight	Howard Speight	713-465-2340
Kim Frederking	Kim Frederking	713-826-6102
Koecher	Stephen Koecher	832-358-0156
HOLICEK	Bill Holicek	
HOLICEK	Sue Holicek	
Borgher, John	John Borgher	713-464-4722
Francis, Philip	Phil Francis	713-582-4446
Maarne Watts	Maarne Watts	713-467-4361
Janette Stadler	Janette Stadler	713-468-5369
Valerie & Mike Ryan	Mike Ryan	713-278-2209
Alexander Rosca	Alexander Rosca	281-831-2133
Kevin Brown	Kevin Brown	210-383-5280
CHRIS LACHAW	Chris Lachaw	713-344-0714
Andy Sherrin Bates	Andy Bates	7-468-5922
Bill Prewett	Bill Prewett	713-973-1171
Christine Caulfield	Christine Caulfield	703-605-6892
KARLSTON NASSER	Karlston Nasser	713/966-7789
Beth Robertson	Beth Robertson	
JABO	John A. B. O.	713-464-4565
Pat O'Connell	Pat O'Connell	713-834-8488
Kathy Standlize	Kathy Standlize	713-984-9544

FONN VILLAS CIVIC ASSOCIATION

RESIDENTS

DATE: Sept 8 2014

PRINT NAME	SIGNATURE	TELEPHONE
Rita Spencer	Rita J Spencer	713-461-6049
JAMES H. SPANOS	James H. Spanos	✓
Julie Young	Julie Young	832-677-1937
ROBBIE MORRIS	Robbie Morris	713.899.9411
Dick Sander	Richard S. Sander	713 467-1785
CEO. GRANGER	Granger	713-464-5990
David Michie	David Michie	713-467-5345
W. L. CLAYTON	W. L. Clayton	713-460-4252
Brandon Frank	Brandon Frank	713-201-3422
Hunny Lichtman	HENNY LICHTMAN	281 702 1557
JOHN DEVINIZ	John Deviniz	713-464-2528
Karen DAVIDSON	Karen Davidson	713 465 1007
JAM WALLACE	Jam Wallace	532 358 8855
LANK TAYLOR	Lank Taylor	713 461 4204
Kevin Lowe	Kevin Lowe	713-463-5916
Beth Barker	Beth Barker	713-984-8780
Ricky MOORS	Ricky Moors	713-464-1007
Barbara Drumheller	Barbara Drumheller	713-504-4492
James Davidson	James Davidson	-
Craig Muirhead	Craig Muirhead	832-746-8281
Tom Baird	Tom Baird	713-827-8928
Deane - John Donoran	John Donoran	7-973-0636
Wendy EGGER	Wendy Egger	
SANDRA RIOS	Sandra Rios	832 623 2296
VEET KRUKA	Veet Kruka	713 259-5269
Jonathan Patrick	Jonathan Patrick	832-498-3699
ROBERT H. WILLIAMS	Robert H. Williams	713-4689
Richard + Diane Mills	Richard + Diane Mills	713-480-7961
Laura Tingleaf	Laura Tingleaf	713-464-5088
Sally Davis	Sally Davis	713-810-1886
Tim DAVID	Tim David	713-827-1117
PAUL PRUETT	Paul Pruet	713-827-1113
Lisa Elliott	Lisa Elliott	713-467-4467

