

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

October 2014

I. CALL TO ORDER

The regular monthly meeting of the Fonn Villas Civic Association was held on October 6, 2014 at the Pines Presbyterian Church.

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

Board Members Absent: Jim Egger

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

II. REVIEW AND APPROVAL OF MINUTES

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

III. TREASURER'S REPORT - MAURICE STADLER

- The Treasurer's report was previously distributed to the Board.
- Maurice will prepare the proposed budget and send it to the Board for approval at the November meeting
- Report is attached

IV. PARLIAMENTARIAN REPORT - DAVID ROBERTSON

- No report.

V. ARCHITECTURAL STANDARDS COMMITTEE REPORT - JOE BONO

- 3 applications were approved: one for a new waterfall and pergola, one for a remodel and new back porch, and one for a remodel (paint, hardiplank and breezeway)

VI. EXECUTIVE COMMITTEE REPORTS

- a. Maintenance Fund - Will Frederking
 - There are still 2 unpaid maintenance fund accounts.
- b. Security - John Moyell
 - John reiterated the incidents reported in the weekly security updates. To sign up for security updates, go to <http://www.fonnvillas.org/email/>.
 - Residents have expressed concern about cars illegally parked on Attingham during sporting events. John recommends looking in to offsite parking during these sporting events. A resident suggested that those using the fields should park in the Memorial Middle School lot and walk to the fields. Makeea has noticed a Houston Policeman parked nearby, and has seen tickets on cars parked illegally.
 - John reported that the new Constable Security Patrol bank account has been opened at Frost Bank.
 - A more detailed report is attached.
- c. Super Neighborhood - Paul Dunne
 - No report from September 22 meeting
 - Please see the Memorial Super Neighborhood website (memorialsn.org) for details

VII. ADVISORY COMMITTEE REPORTS

- a. Citizen Patrol - Maurice Stadler
 - Volunteers logged 14.5 hours in September
- b. Directory – report by Diane Donovan
 - Directory has been passed to Sarah Valerius. Sarah and Julie Riddle are soliciting ads
- c. Maintenance and Parks - Makeea Grainger
 - Makeea is getting estimates for beautification and maintenance for next year. Please let her know if there are areas of concern. A resident expressed concern about using FVCA funds to maintain non-common areas.
- d. TIRZ 17 - David Tresh
 - Report is attached
 - A neighbor expressed concern about the definition and purpose of TIRZ information presented in the newsletter. David Robertson stated that he would look in to this, but that he recalls that the information came from the TIRZ web site.
- e. Newsletter - David Robertson
 - No report
- f. Welcoming – Nete Sundt
 - Two new families were welcomed
- g. Webmaster – Brandon Lackey
 - Melinda Speight asked if pool Q&A should be removed from web site. David Valerius stated that it will remain for now.
 - No report
- h. Documentation – Nete Sundt
 - No report

VIII. BUSINESS -

- a. Approve list of property owners in Fonn Villas for billing (Maurice Stadler)
 - This is a routine procedure, and Best Fit Solutions is handling this
 - A resident asked about the source of the names on the list
 - Maurice stated that this list has been updated when property changes hands since the beginning of Fonn Villas

- b. Annual approval of the CPA to handle billing for the Maintenance Fund (Maurice Stadler)
 - Best Fit Solutions is under contract to provide this service
 - Maurice will check to see when the contract expires [Note from Secretary: subsequent to the meeting, Maurice verified that the contract with Best Fit Solutions renews automatically until one party terminates it with 30 days notice.]

- c. Select nominating committee for new Directors for the coming year
 - Traditionally the three newest members have been asked to serve as a nominating committee
 - **David Valerius made a motion to form a nominating committee consisting of Makeea Grainger, Paul Dunne, and John Moyell. David Robertson seconded. The motion passed unanimously.**
 - Makeea suggested that people look in the directory and contact someone on the committee if they are interested in serving on the Board next year.

- d. Pool Merger - Discuss plans and alternatives (David Valerius/Jim Egger)
 - David Valerius reported that Jim Egger met with Greg Hattig, Dick Mills, and Stephanie Koecher to discuss an alternative to the current plan. Greg expressed appreciation at the dialogue being opened. No alternate plan is being recommended at this time.
 - John Maurer stated that he gave Jim Egger an alternative plan based on a 20 year lease. At that time, Jim stated that this had been discussed by the Task Force, and the attorney objected to the lease situation. John outlined several specifics of an alternate plan that would allow the pool to remain separate, but be supported by Fonn Villas residents in exchange for a limited number of admission passes. Part of the funds could go toward ADA compliance. John would like to avoid the controversy that goes into merging the swimming pool into the homeowner's association.
 - David Valerius thanked John and reiterated that it is difficult to devise a plan that pleases everyone.

- e. Pool Merger – Vote on the amended restrictions (David Valerius)
- Current Deed Restrictions as posted have a 3 tier structure for the Facilities Assessment (\$375, \$250, or \$100 based on age)
 - The merger has to pass before the Deed Restrictions are voted on
 - Beth Barker asked about the 8% cap per year, and the potential to raise the Facilities Assessment above 8%. As it is currently stated, the assessment can be raised by more than 8% per year with the approval of a majority of the members of FVCA present and voting, in person or by proxy, at a meeting duly called for that purpose at which a quorum is present.
 - John Baugher stated that this sounds like a loophole in the Deed Restrictions
 - David Robertson stated that the rules for an increase in the maintenance fund and pool fund rules should be handled in the same manner, which is by changing the Deed Restrictions.
 - David Valerius will ask the attorney to remove the ability to raise the cap by more than 8% from the proposed Deed Restrictions. This will then make the rules for increasing the pool fund the same as for increasing the maintenance funds.
 - There was discussion about the rates that new homeowners should pay – should they be able to get adjusted Senior rates? Separate straw votes of both the present Board members and those in attendance indicated a preference for no change to the proposed wording of the Deed Restriction on this matter. Therefore, no change to Deed Restrictions on this matter as currently posted were recommended.
 - Mr. Winkler asked about how long it would take to change the Deed Restrictions if the pool needed more money – this amount of time could vary based on the urgency of the need.
 - John Baugher asked if Maintenance Fund money can ever be taken to be used for the pool if the Civic Association owns the pool. David Robertson did not see anything that would prevent Maintenance Fund money from being used for the pool. John stated that the Maintenance Fund is solely under the control of the Board of Directors, so a majority of the directors would have the ability to move money from the Maintenance Fund to the pool fund (Facilities Assessment).
 - Gregg Hattig stated that this was part of his conversation with Jim Egger – the concern over using Maintenance Funds for the pool. He wants stronger language for the way the funds are used.
 - One resident asked if the pool fund could borrow from the Maintenance Fund.
 - One consideration in keeping the two funds separate is the fact that nonresidents of Fonn Villas who join the pool will be contributing to the pool fund.
 - Questions were asked about the voting procedures, and Nete Sundt will publish the voting procedure when the voting documents are distributed
 - A resident suggested that for transparency, the Board ought to maintain two (2) separate funds. However, the flow of money between the two (2) funds would remain an internal action by the Board
 - The Board agreed that the attorney should review the voting procedure and materials distributed. The attorney should clarify if the vote on the Deed Restrictions can be done by proxy. The attorney should also clarify who is a “lot owner”. Do we adhere to “one lot, one vote?” If not, how do we know who the eligible lot owners are?

- In response to a question from the audience, David Valerius stated that a voting packet would be prepared and delivered both electronically to the website and hand delivered to each house. These packets will include a summary of the two (2) votes to be taken – one for the merger and one for the approval of the Deed Restrictions. For each, it will be explained what majorities are required to pass.
 - Future Deed Restrictions have a change for one lot, one vote
 - The Deed Records of the County Courthouse are the accurate source for lot ownership, but might not reflect community property owners
 - Ricky Moore spoke and is still concerned about what is going to be done about ADA. David Valerius stated that the pool will comply with applicable ADA requirements should the merger occur.
- f. Pool Merger – Agree on vote date (David Valerius)
- Documents to be voted on will be posted by Friday, October 10, subject to the attorney's schedule
 - Proxys will be delivered by hand with documents
 - November 10 – proposed vote on merger
 - Once the final Deed Restrictions are posted, the Swim Club will call a meeting which will require advance notice of 10 days. Jim Davidson expects that the Swim Club merger vote will occur before the expected Nov 10 FVCA merger vote.
- g. Pool Merger – Agree on date to distribute documents (David Valerius)
- Meeting was adjourned before this item was finalized

IX. ADJOURN

Will Frederking made a motion to adjourn the meeting. Paul Dunne seconded the motion. The motion was approved. The meeting adjourned at 8:56 pm.

Agenda for Board Meeting - 6 October 2014

Friday, October 3, 2014 at 08:08PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, October 6th, 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 list of property owners in Fonn Villas for billing (Maurice Stadler)
 2. Annual approval of the CPA to handle billing for the Maintenance Fund (Maurice Stadler)
 3. Select nominating committee for new Directors for the coming year
 4. Pool Merger - Discuss plans and alternatives (David Valerius / Jim Egger)
 5. Pool Merger - Vote on the amended restrictions (David Valerius)
 6. Pool Merger - Agree on vote date (David Valerius)
 7. Pool Merger - Agree on date to distribute document (David Valerius)
9. 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 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	AmezyBank checking	22,345	AmezyBank money market	23,528
Accrued interest from bonds issued July 1992	1,752			1,752	1,752	Dues	1,420	EE bonds issued July 1992	45,312		
Accrued interest from bonds issued May 1993	1,376	116	108	1,026	1,020	Money-market-account interest	2	EE bonds issued May 1993	34,920		
Vanguard fund interest and capital gains	2,016	154	-173	1,552	1,203			Vanguard fund	81,412		
Fees and resale certificates	1,760	160	180	1,280	1,620			Prepaid constable patrol			
Maintenance-charge late fees	862			862	462			Total	183,989	Total	23,528
Miscellaneous	300			300	600			Liabilities		Liabilities	
Total	78,816	430	115	77,522	77,404	Total	5,297	Prepaid newsletter printing	564	Unearned directory support	1,325
Expenses						Expenses		Maintenance charges		Equity	
Constable patrol	35,741			26,806	26,806	Directory printing	1,595	Equity at start of year	154,006	Equity at start of year	18,502
Entrance landscaping	7,320	1,720	220	5,760	6,385			Net income year-to-date	29,419	Net income year-to-date	3,702
Entrance maintenance	472			472	227			Total liabilities and equity	183,989	Total liabilities and equity	23,528
Accounting	5,519	400	400	3,660	3,694						
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	75	963	3,707	1,582						
Water	1,030	88	62	761	674						
Newsletter delivery	775	75	80	595	720						
Electricity	612	49	32	474	446						
Storage	612	67	67	411	411						
Super Neighborhood	100										
Documentation	89			89							
Website	75			75							
Post office box	60										
Office supplies and postage	44	4		32							
Architectural standards	30			30	4						
Welcoming	13			13	24						
Miscellaneous merger				550	550						
Total	61,412	1,227	2,373	47,872	47,985	Total	1,595				
Net income	17,405	-797	-2,258	29,650	29,419	Net income	3,702				

JOHN MOYELL

SECURITY REPORT OCT. 06, 2014.

On September 3rd, on Val Lena, two cars were keyed. As mentioned in the latest issue of F.V. News, the owner of those cars is urging the perpetrator to pay for the repainting of the cars.

On September 16, around noon, a burglary took place in the Tealwood sub-division by kicking-in the front door. The thieves were still in the house when the homeowner returned. The owner got a picture of the suspect's vehicle, a BMW, but it turned out, fake temporary tags covered the license plates.

On September 27 a Fonn Villas resident where in his garage when a maroon colored auto drove up in his driveway close to the open garage door. When the resident stepped to the open door, the car abruptly backed out of the driveway and drove off. The incident has been reported to the Constable.

Otherwise relative quiet in the Constable Patrol Area.

Now school is back, we have, however, a reoccurring parking problem on Attingham Drive by the Sports Association's field. During games, cars park in the no parking areas. I have received calls from concerned residents that feel this cause a safety situation when kids cross the street. The view is severely restricted by the parked cars. I have talked to the Spring Branch ISD police and they have told the Association of the concern, and claim there is nothing further they can do. I have also discussed with the Constable and all they can do is to start issue parking violation tickets. If anybody knows of somebody associated with the Sport Association, please let me know. I feel they need to explore if they can make off-street parking arrangements in the neighborhood.

Last, the Constable Security Patrol bank account has successfully been moved from Wells Fargo to the Frost Bank atTown & Country.

TIRZ Meeting

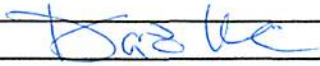
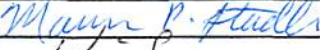


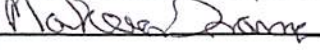
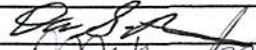
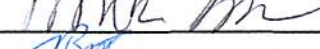

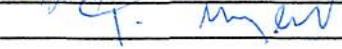
TIRZ Board Meeting – September 30, 2014

1. Annexation
 - a. Plan A – North of Katy Fwy
 - b. Plan B – South of Katy Fwy
 - c. Plan A going forward. PAS, Inc. to prepare metes and bounds
 - d. Annexation Meeting
 - i. Attended by approx. 300 people
 - ii. 5 council members
 - iii. 3 TIRZ board members
 - iv. Strong public opposition to Plan B
 - v. Big concern about losing esplanade landscaping on Gessner, south of Memorial
2. Memorial drainage project PER approved
3. North Gessner drainage project final design development approved
4. Queensbury/T&C Blvd intersection realignment
 - a. Plan developed with TIRZ and Moody Rambin
 - b. \$1MM project
 - c. Board asking if it is really necessary
 - d. Public asking why Moody is not paying
 - e. Tabled pending more detailed presentation
5. Approved task order from Gunda for peer review of new design
6. T&C West drainage & mobility project
 - a. Looking at providing more drainage than original project area by going east on T&C Way
 - i. Option 1 – original plan area \$7.2MM
 - ii. Option 2 – extend 600ft east \$9.5MM
 - iii. Option 3 – extend 1850 east (all the way to Attingham) \$13.5MM
 - b. LAN recommends Option 2
 - c. No vote taken

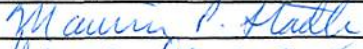

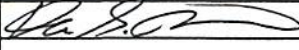


FONN VILLAS CIVIC ASSOCIATION

BOARD OF DIRECTORS

DATE: OCT 6 - 2014

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

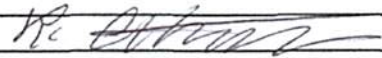

COMMITTEE CHAIRS

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: OCT 6 2014

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig		281-804-5820
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			713-
KIMBERLEY	Terri Lamb		713-467-5262
KINGSRIDE - EAST			
KINGS RIDE - WEST	Bob Atkinson		713-465-7655
LORNMEAD	Brandon Frank		713-201-3422
OLD OAKS	Beth Hackworth		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		713-465-4048
VAL LENA	Charlotte Mitchell		713-722-0118
VINDON	Meredith Cooley		713-984-1786

