

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

November 2014

I. CALL TO ORDER

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

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

Board Members Absent: none

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

II. REVIEW AND APPROVAL OF MINUTES

- All minutes are posted on the website.
- Minutes of October 6 Regular meeting and October 13 called meeting. **A motion was made by Will Frederking to approve the minutes of both meetings. The motion was seconded by Jim Egger. 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

- 1 new construction application submitted
- Many basketball violations were noted and letters were sent out Oct 28
- Joe will drive through the neighborhood looking for trash can violations – make sure your trash cans are not visible from the street, and are put out and taken in at appropriate times on trash collection days.

VI. EXECUTIVE COMMITTEE REPORTS

- a. Maintenance Fund - Will Frederking
 - There are still 2 unpaid maintenance fund accounts.
 - Will talked to one owner who has an unpaid account. The owner verbally committed to pay.
- b. Security - John Moyell
 - Things have been relatively quiet
 - 2 Homeowners called the Constable on Halloween
 - Annual cost for Constable will increase by 5% as of March 2015

- Adding a 4th constable is being considered by the cooperative of homeowner's associations
 - David Valerius asked if there is a recommendation about adding a 4th Constable. At least one subdivision is reluctant because homeowners are assessed to pay for the constable's contract – it does not come out of the general maintenance fund. John Moyell does not think it is worth the extra money per house - \$41 per house.
 - Makeea commented that the majority of the break-ins are during the day, and if we add extra constables, we might want to do it during the day
 - Pat Clynes said that every year, one or two neighborhoods brings up adding an extra patrol, and then the suggestion dies. Neither Pat nor John think it is necessary to add another patrol.
 - To sign up for security updates, go to <http://www.fonnvillas.org/email/>.
 - A more detailed report is attached.
- c. Super Neighborhood - Paul Dunne
- The Super Neighborhood meeting was held on October 27
 - Councilman Pennington stated that some funds will be allocated for beautification of Bendwood Park. Makeea said that a list of requests from Fonn Villas was submitted to Oliver Pennington's office. Jim Egger said that he is on a distribution list, and has asked that someone from Fonn Villas be included if a task force is formed to determine how to allocate the funds
 - There is a district G newsletter that is available on the web site.
 - The Frostwood meeting on September 15 was a full house, and the questions and comments have been responded to on the TIRZ web site.
 - Please see the Memorial Super Neighborhood website (memorialsn.org) for details
 - Report is attached

VII. ADVISORY COMMITTEE REPORTS

- a. Citizen Patrol - Maurice Stadler
- Volunteers logged 11 hours and 10 minutes in October
 - One patroller noticed a house on Rocky Meadow with the door open and apparently no one at home. Constable was called.
- b. Directory – report by Diane Donovan
- Directory has been passed to Sarah Valerius. Sarah and Julie Riddle are soliciting ads
 - Please submit updates
- c. Maintenance and Parks – David Valerius and Makeea Grainger
- Bill Prewett and Makeea rode around with the maintenance people and pointed out things they wanted done. Makeea has asked them for quotes for the budget for next year.
 - David Valerius replaced 4 light bulbs on entry ways because Jim Davidson alerted him that they were burned out
- d. TIRZ 17 - David Tresh
- Report is attached from the October 28 meeting
 - Makeea asked about the Trammel Crow sign on Town and Country way where the roundabout is supposed to be placed to extend the street to the Beltway 8 feeder. She wanted to know if that extension was still planned, or if that property will be developed. David believes the extension is still planned.

- e. Newsletter - David Robertson
 - No report
- f. Welcoming – Nete Sundt
 - Nete is out of town, but emailed that there are no newcomers to report.
- g. Webmaster – Brandon Lackey
 - No report
- h. Documentation – Nete Sundt
 - No report

VIII. BUSINESS -

- a. Approve additional funds for legal expenses for 2014 (Maurice Stadler-Treasurer)
 - Maurice stated that legal fees for costs associated with the Swim Club merger have exceeded the amount previously approved by the Board
 - Maurice is requesting that another \$3600 be allocated to pay the invoice from the lawyer
 - There were questions about how much the pool pays for legal expenses. David Valerius said that the Civic Association has had to pay to develop our voting procedures and other things that are expenses that are particular to the Civic Association
 - There are expected to be additional costs in October that have not been invoiced yet
 - David Valerius and Maurice concurred that if the Board approves another \$3600, that amount will cover the expenses through September. David Valerius said that amount includes Rick Butler's presence at the Town Hall meeting.
 - John Baugher asked if approving the expenses after they have been incurred is in keeping with the financial procedures that are on record at the courthouse.
 - Jim Egger said we should approve enough for the current expenses and also approve enough for anticipated costs.
 - **Jim Egger moved that we approve an additional \$6000 in legal expenses through the end of 2014. Will Frederking seconded the motion. The motion passed with 8 in favor and one abstaining.**
 - David Robertson asked that those authorized to speak to the attorney keep tabs on future expenditures, so that funds can be approved ahead of time.
- b. Approve preliminary 2015 budget (Maurice Stadler-Treasurer)
 - Jim Egger asked if we needed to change the order of the agenda to approve the mil rate before we approve the preliminary budget. Discussion corroborated the fact that these two items are closely related, but we could proceed as planned.
 - Maurice stated that there will need to be a small change to the preliminary budget since he found out this evening that the constable fee does not get increased until March.
 - John Baugher asked what the current surplus is. The current maintenance fund balance is around \$174,000
 - Neil Parsons pointed out that we have no authority for a special assessment, so he recommends not reducing the mil rate
 - **Jim Egger moved to approve the 2015 Preliminary budget as presented. John Moyell seconded. The motion was approved unanimously.**
- c. Approve maintenance-charge rate (Maurice Stadler –Treasurer)
 - Currently mil rate is 22 mils per square foot of lot area

- Maurice stated that there is room to reduce to 20 mils per square foot. Income will still exceed expenses by \$9k, and there is currently a reserve in excess of \$170k in the maintenance fund.
- Roberta Prazak asked if the pool property gets assessed. Maurice said “no.”
- John Baugher asked what we paid for the upgraded street lights, which was the last major expenditure to be approved out of the maintenance fund. Maurice stated the cost for that was around \$80k.
- Melinda Speight stated that she agreed with Maurice’s arguments for reducing the mil rate, and liked his recommended method of setting the mil rate based on our projected expenses plus some cushion.
- **Will Frederking moved that the mil rate for 2015 be maintained at 22 mils. David R seconded. The motion passed with 8 in favor and one opposed.**

d. Review and approve documents for Pool Merger (David Valerius)

- This includes the ballot for the merger, the proxy for the merger (edited to delete the FOR vote in the event that the proxy is not completed properly), attorney explanation of voting requirements, voting procedures
- These documents have not been posted on the website.
- David Valerius asked if we have all the documents we need – such as procedures for the Deed Restriction vote
- Nete Sundt, Sergeant at Arms, is travelling so she has not seen the procedures for the Deed Restriction vote
- John Maurer commented about the ballot itself. The vote is for a merger, but the merger document may not have been read by many of the people. John thinks that there needs to be a reference to what document we are referring to. David Robertson said that the voting packet will include a copy of the plan and summary.
- For the Deed Restrictions, draft documents could be posted this month and discussed at the December meeting
- John Maurer asked what list of voters will be used for the votes
- Nete has been using a list from Best Fit and verifying it. John stated that the list should state “owners as of” a certain date in order to assist vote tabulators. John Baugher questioned whether this would be valid in our case since people own their homes on a certain date.
- Melinda asked about mail in votes. The voting procedures address mail in ballots, but the document that will be mailed in is actually the proxy. Our by-laws only allow mail in votes for election of directors.
- The proxy will need to have an address where it should be mailed and a date and time by which it needs to be received in order to be counted.
- Roberta Prazak asked about the proxy vote. David Robertson stated that we are only taking directed proxies
- Melinda Speight asked about the last Deed Restriction vote – why is this “Consent to Deed Restrictions” so different from the petition that was used in the 2005 vote. Jim Egger stated that in his opinion, the last Deed Restriction vote was not done correctly.
- Paul Dunne asked that we restrict the discussion to the vote on the Pool Merger. The Deed Restriction vote will only occur if the Pool Merger is approved, so he suggested we deal with the Deed Restrictions later.

- Jim Davidson asked which documents will be distributed in the “Voting Packet”. Someone suggested the following documents: Proxy, Summary of Merger Plan, Revised Deed Restrictions, Consent Form for Deed Restrictions
 - David Robertson said that the attorney said that the membership can vote on the Summary of the Plan. The plan itself has everything that is in the summary.
 - Makeea said that there are a lot of people who have not kept up with this issue, and who will be confused if the Consent to Deed Restrictions is included in the first vote packet.
 - Some residents in attendance expressed a desire that the entire merger plan be included in the packet
 - The Board discussed including only the Summary in the packet, but making it obvious to residents where they can access the entire Plan of Merger.
 - David Robertson said that we will need to explain the procedures very carefully by creating a plain language cover sheet (step 1, step 2, step 3 bullet points.)
 - **David Valerius made a motion that the Ballot for Special Meeting, the Proxy for Special Meeting (edited to delete the FOR vote in the event that the proxy is not completed properly and also edited to include the Fonn Villas mailing address and a requirement to be received by 11 am on Dec 8 in order to be counted), the Vote Tabulation Procedure For the Merger (with item 2 edited to only allow mail in of proxy form and the requirement removed from the 4th paragraph that the ballot must be dated in order to be valid), the Attorney’s explanation of the voting requirements, and the Consent to Third Amendment to the Fonn Villas Restrctions be approved. Will Frederking seconded the motion. The motion passed unanimously.**
 - Discussion occurred concerning which documents to include in the voting packet.
 - John Baugher made a comment on the ballot. He recommended printing on the ballot that it will be invalid if mailed. Since the ballot will not be in the packet that is distributed, this should not be a problem.
 - Melinda Speight recommended that if a ballot is posted on the website it should be labeled as “draft” or “sample” or “not valid” so that people will not print it and mail it in.
 - Pat Clynes asked if the ballot has to be signed by husband and wife. The Board answered that the voting procedures included in the packet should make this clear.
 - John Baugher stated that clarity and transparency will be very important as the voting process proceeds.
 - **David Robertson made a motion that the following documents be included in the merger voting packet: 1) Explanatory cover letter 2) Summary of Plan of Merger with prominent reference to where to find the complete plan of merger and/or a suggestion to contact a Board member if assistance is needed to find the complete plan 3) Proxy for Special Meeting 4) Proposed Third Amendment to the Deed Restrictions. David Valerius seconded the motion. The motion passed unanimously.**
 - The packet should be sent out in the next week or two
 - David Robertson asked who would be drafting the cover letter
- e. Call Civic Association meeting for December 8th (David Valerius)
- David Valerius stated that all ballots and proxies must be in the hands of the tabulators before the start of the meeting. The procedures say that all votes should be in before start of meeting.

- David Robertson suggested calling the Special Meeting of the members at 7, suspend the meeting when the Vote Tabulation begins, and start the Board meeting at that time.
 - Jim Egger recommended that we open the doors to begin collecting ballots and proxies at 6:15, call the Special Meeting at 7, suspend the Special Meeting shortly after 7, call the Board Meeting at 7:15, proceed with Board business, suspend the Board meeting and resume the Special Meeting when the votes are counted, do the math and report the results for the Special Meeting, adjourn the Special Meeting, resume the regular Board meeting, and adjourn the Board meeting when all business is included.
 - **Will Frederking moved that we call a special meeting for purposes of merger vote on Dec 8 at 7 pm. Jim Egger seconded the motion. The motion was unanimously approved.**
- f. Approve vote tabulators for Pool Merger vote (Nete Sundt)
- Nete Sundt, Sergeant at Arms, recommended John Maurer, John Baugher, Maurice Stadler, and Kim Frederking as the other vote tabulators that will be working with her.
 - John Baugher requested that vote tabulators get together ahead of time to agree on procedures
 - John Maurer asked if the attorney has talked about tabulators and disputes between the tabulators
 - **David Valerius moved that Nete Sundt, John Maurer, John Baugher, Maurice Stadler and Kim Frederking be the vote tabulators for our Special Meeting on Dec 8.**
 - Neil Parsons asked how much time will be allowed for the actual vote. Jim Egger said from 6:15 – 7:00.
 - **David Robertson seconded the motion. The motion passed unanimously.**

IX. ADJOURN

Will Frederking made a motion to adjourn the meeting. David Robertson seconded the motion. The motion was approved. The meeting adjourned at 9:03 pm.

Agenda for Board Meeting - 3 November 2014

Friday, October 31, 2014 at 03:02PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, November 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. 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 additional funds for legal expenses for 2014 (Maurice Stadler - Treasurer)
 2. Approve preliminary 2015 budget (Maurice Stadler - Treasurer)
 3. Approve maintenance-charge rate (Maurice Stadler - Treasurer)
 4. Review and approve documents for Pool Merger (David Valerius)
 5. Call Civic Association meeting for December 8th (David Valerius)
 6. Approve vote tabulators for Pool Merger vote (Nete Sundt)
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	October 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	AmegyBank checking	9,757	AmegyBank money market	24,929
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	120	1,142	1,140	Money-market-account interest	2	EE bonds issued May 1993	35,040		
Vanguard fund interest and capital gains	2,016	154	283	1,707	1,486			Vanguard fund	81,695		
Fees and resale certificates	1,760	160	220	1,440	1,840			Prepaid constable patrol			
Maintenance-charge late fees	862			862	462			Total	171,804	Total	24,929
Miscellaneous	300			300	600			Liabilities		Liabilities	
Total	78,816	431	623	77,953	78,027	Total	5,297	Prepaid newsletter printing	564	Unearned directory support	2,725
								Maintenance charges			
Expenses						Expenses		Equity		Equity	
Constable patrol	35,741	8,935	8,935	35,741	35,741	Directory printing	1,595	Equity at start of year	154,006	Equity at start of year	18,502
Entrance landscaping	7,320	170		5,930	6,385			Net income year-to-date	17,234	Net income year-to-date	3,702
Entrance maintenance	472			472	227			Total liabilities and equity	171,804	Total liabilities and equity	24,929
Accounting	5,519	580	616	4,240	4,310						
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	2,801	3,782	4,383						
Water	1,030	88	69	848	742						
Newsletter delivery	775	60	160	655	880						
Electricity	612	48	34	522	480						
Storage	612	67	67	478	478						
Super Neighborhood	100										
Documentation	89			89							
Website	75			75							
Post office box	60	60	56	60	56						
Office supplies and postage	44	4		36							
Architectural standards	30			30	4						
Welcoming	13			13	24						
Miscellaneous merger			70		620						
Total	61,412	10,087	12,808	57,959	60,793	Total	1,595				
Net income	17,405	-9,656	-12,185	19,993	17,234	Net income	3,702				

JOHN MOYELL

SECURITY REPORT Nov. 03, 2014.

Within Fonn Villas, it has been relatively quiet. We did have an incident on Attingham Halloween evening. A homeowner felt threaten by the behavior of two different groups of young adults, and called the Constable. Another homeowner apparently did likewise.

A couple of weeks ago, a house on Broken Bough just south of Holy Spirit, was broken into. On Thursday Oct 30, a burglary took place on Tallowood. On the same day around the same time, an attempted burglary took place on Old Oaks.

All three locations are very close to Fonn Villas. As mentioned before, the best prevention is having neighbors looking out for each other and report to the Constable any suspicious behavior.

Last week I reported that as of March 1, 2015 the annual cost for the Constable Patrol service would increase by five percent (5%). One of our partners in the Patrol contract, Memorial Pines, have inquired about adding a fourth Constable. They feel exposed not having a patrol in the contract area between the hours of 01.00 and 07.00 am. Adding a fourth Constable and with the 5% increase of the existing contract, it comes to an additional \$41.00 per home. There is a total of 2126 homes within the contract area.

Fonn Villas Civic Association

Executive Committee Report

Memorial Super Neighborhood Council

The following is a summary of the items discussed at the Memorial Super Neighborhood Meeting held on 27Oct14. Official Minutes of the Meeting can be found on the organization's website – www.memorialsn.org

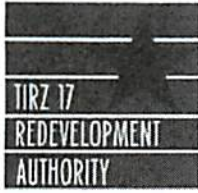
Item No.	Description
1	<p>Law Enforcement Update – Constable Precinct Five – Sgt. Janice Grizzaffi</p> <ul style="list-style-type: none"> • All categories of crime in the area were done in the last reporting period except for Motor Vehicle Burglary and Auto Theft • Reminder that the holidays are approaching. Please be extremely diligent in your movements when approaching your vehicle. • Do NOT leave valuables in plain view • Do NOT place valuables in your vehicle and then return to shopping without moving to a new parking location. • Several questions from other neighborhoods re: speeding. Note that if no speed signs are posted, the rate of 30 mph is in force • If you have any concerns, you can go to the HPD website and complete an ALERT.
2	<p>Houston City Council Update – Councilman Oliver Pennington, District G</p> <ul style="list-style-type: none"> • Memorial Drive CIP <ol style="list-style-type: none"> 1. Project has reached the 90% review status with TXDOT 2. Start of construction in early 2015 is now in serious jeopardy. Nothing can start until after the completion of fiber optic cable work by ATT and other infrastructure work. At this point, ATT cannot commit to a final schedule. From previous experience on the recently completed Eldridge Parkway Project, ATT fiber optic work delayed the project for over 6 months. More info will be available at next month's meeting. • Each Councilman is allocated up to \$1MM by the Mayor for projects that are not covered by official CIP funds. From the funds allocated to Councilman Pennington, he announced that he will commit \$50K to the beautification of the esplanades following the completion of the Memorial Drive project. • Additionally, Councilman Pennington also announced that he will contribute money from the same funds, to Bendwood Park. At this time, Councilman Pennington does not know the amount or the projects for the Park. • Councilman Pennington cautioned that the upcoming 3 to 5 years will be difficult ones with respect to the City of Houston budget • Council Pennington requested that those interested to go the web to see the plans for the Memorial Park Conservancy project that will be executed in the near future. • Council Pennington reminded all present that a Newsletter for all issues related to District G is available. One can register by going to the District G website.
3	<p>Main Speaker – Capt. Larry Cannon – Houston Fire Department</p>

	<ul style="list-style-type: none"> • Capt. Cannon answered general questions from the attendees. • He reminded everyone that October is Fire Prevention Month. He had the following recommendations. <ol style="list-style-type: none"> 1. Have a Fire Escape Plan for everyone in your home, especially children 2. Inspect your smoke/CO alarm. Fire Department recommends changing your batteries each year when the time changes occur. 3. Winter is around the corner. Consider having your heating system inspected to catch/repair any problems 4. Be very careful if you plan on using space heaters
4	<p>TIRZ</p> <ul style="list-style-type: none"> • TIRZ representative extended his thanks to the community for the turnout at last meeting held at Frostwood Elementary. All input was appreciated • He noted that the TIRZ has posted replies to all questions it has received from the last meeting and following on their website.
5	<p>Standard Business</p> <ul style="list-style-type: none"> • The following standard business conducted. <ol style="list-style-type: none"> 1. Approval of the September Minutes of Meeting 2. Treasure's Report 3. By-Laws Report 4. Beautification Report 5. Drainage Report 6. Infrastructure Report
6	<p>Meeting was Adjourned</p>

TIRZ Meeting

TIRZ Board Meeting – October 28, 2014

1. T&C Blvd & Queensbury Ln
 - a. Moody Rambin proposing to fix alignment issues with the intersection and then get reimbursed by the TIRZ
 - b. Once alignment issues are fixed COH would approve a traffic light
 - c. Approx \$1MM
 - d. 13 month project
 - e. TIRZ approved negotiation with MB to proceed
2. Goodman Corp
 - a. Searches for gov't fund for specific CIP projects
 - b. TIRZ approved \$135M contact with Goodman
3. Bunker Hill Bridge & Related Flood Mitigation
 - a. Task 1 – PER for work on straws
 - b. Task 2 – PER for bridge
 - c. TIRZ approved moving forward
4. W140 Brown & Gay Letter
 - a. Received letter from City of Spring Valley
 - i. Spring Valley hired engineering firm Brown & Gay to study impact of the W140 channel and basin and storm sewer improvements along Gessner, Larston, Witte, Demaret and Windhover on flooding in Spring Valley
 - ii. Essentially SV says CIP#1734 would adversely impact SV
 - iii. SV wants more discussion with TIRZ
 - b. TIRZ discussed how to respond.
 - i. LAN estimates would cost \$5,000 to develop a written response
 - ii. TIRZ will ask SV to pay for 50% of this cost
 - iii. LAN sited several assessments they believe Brown & Gay got wrong
 - iv. TIRZ under no legal obligation to respond
5. Executive Director's Report
 - a. See Attached



Memorial City Redevelopment Authority
8955 Katy Freeway, Suite 215
Houston, Texas 77024
713-829-5720

EXECUTIVE DIRECTOR'S REPORT
October 2014

T-1709, Lumpkin Road Improvements. The projected completion date has been revised from 09/28/2015 to 12/14/2015 per the attached schedule. The primary reasons for the 78 day increase are due to an extended construction schedule per the engineer's recommendation because of realized level of complexity. Currently the project is in the bidding and approval phase. We expect to mobilize in the next 30 to 60 days and be under construction no later than the first part of January.

T-1717, Town & Country West Drainage and Mobility. The projected completion dated has been revised from 02/29/2016 to 05/27/2016 per the attached schedule. The primary reasons for the 89 day increase are due to additional time required for the roundabout positioning analysis. Currently the project is in the detailed design phase. We anticipate starting construction the second half of 2015.

T-1732A, North Gessner Road Improvements. The projected completion date is 08/10/2016 per the attached schedule. This is for the roadway and drainage improvements from the I-10 feeder road to Westview. The preliminary engineering was done by LAN. Klotz Associates will start the detailed design phase II after the FY2015 budget is approved by City Council. We anticipate starting construction the second half of 2015.

T-1734, W140 Channel Improvements. The projected completion date has been revised from 03/15/2016 to 05/17/2016 per the attached schedule. The primary reasons for the 63 day increase are due to a longer than expected design period as a result of modeling conflicts and final positioning of "straws" inlets. We plan a special presentation to the Board of Directors in the next 30 to 45 days. Please see attached report from engineering consulting firm Klotz and Associates. We anticipate starting construction the spring of 2015.

T-1738A, Memorial Drive Improvements. The projected completion date is 08/10/2016 per the attached schedule. This is for the roadway and drainage improvements from the Beltway 8 east to Tallowood Drive. LAN will start the preliminary engineering after the FY2015 budget is approved by City Council. A public town hall meeting will be scheduled at the start of the design phase. We anticipate starting construction the second half of 2015.

	2014		2015	Comment	2015 by month											
	Approved	Actual to date			Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Income																
Maintenance charges	70,749	70,747	70,749	\$0.022 per square foot	65,890	3,409	836	614								
Accrued interest from bonds issued July 1992	1,752	1,752	1,831	4% annual interest rate	906						924					
Accrued interest from bonds issued May 1993	1,376	1,140	1,437	4% annual interest rate	118	118	118	119	119	120	120	120	121	121	122	122
Vanguard fund interest and capital gains	2,016	1,716	1,649	assume 2% annual growth rate	136	136	137	137	137	137	138	138	138	138	138	139
Fees and resale certificates	1,760	1,840	2,160		180	180	180	180	180	180	180	180	180	180	180	180
Maintenance-charge late fees	862	462	462			93	216	153								
Total			78,288		67,230	3,936	1,487	1,203	436	437	1,362	438	439	439	440	441
Expenses																
Constable patrol	35,741	35,741	37,528		9,382			9,382			9,382			9,382		
Entrance landscaping	7,320	6,385	6,840		570	570	570	570	570	570	570	570	570	570	570	570
Entrance maintenance	472	227	200			200										
Insurance - general liability	2,333	2,940	3,234	allow for 10% increase					3,234							
Insurance - directors & officers liability	2,150	2,150	2,365	allow for 10% increase				2,365								
Accounting	5,519	4,310	5,588		400	430	463	400	400	400	400	400	400	616	573	706
Legal	3,932	4,383	4,900		575	575	575	575	575	575	575	575	75	75	75	75
Water	1,030	742	924		127	88	68	61	68	69	62	69	62	69	94	88
Storage	612	478	804		67	67	67	67	67	67	67	67	67	67	67	67
Newsletter delivery	775	880	780		80	80	60	60	60	60	60	60	60	80	60	60
Electricity	612	446	505		77	40	41	41	40	40	36	34	32	34	45	45
Documentation	89		89			89										
Website	75		75			75										
Post office box	60	56	60											60		
Welcoming	13	24	24				24									
Architectural standards	30	4	10			10										
Office supplies and postage	44		10			10										
Total			63,936		11,278	2,233	1,868	13,522	5,014	1,781	11,152	1,775	1,266	10,953	1,484	1,610
Net income			14,353		55,952	1,703	-381	-12,319	-4,577	-1,344	-9,790	-1,337	-827	-10,513	-1,044	-1,169

	2014		2015
	Approved	Actual to date	
Income			
Directory support	3,875	3,875	3,775
Dues	1,300	1,420	1,420
Money-market-account interest	2	2	2
Total	5,177	5,297	5,197
Expenses			
Directory printing	1,536	1,595	1,695
Total	1,536	1,595	1,695
Net income	3,641	3,702	3,502

**BALLOT
FOR
SPECIAL MEETING OF MEMBERS OF
FONN VILLAS CIVIC ASSOCIATION, INC.**

The undersigned, being a member or members of Fonn Villas Civic Association, Inc. casts his/her/their votes on the following issue as follows:

The proposal to merge Fonn Villas Swim Club, Inc. with and into Fonn Villas Civic Association, Inc. under the name "Fonn Villas Civic Association, Inc."

FOR, Initials _____

AGAINST, Initials _____

Date: _____

Owner(s): _____
(signature)

(print name)

Property Address

(signature)

(print name)

**PROXY FOR SPECIAL MEETING
of
FONN VILLAS CIVIC ASSOCIATION, INC.**

The undersigned, being one or more of the owners of the property described below, acting in accordance with the wishes of all of the owners of said property, do hereby appoint _____ (or if no individual is designated, then _____, President of Fonn Villas Civic Association, Inc.) as my/our proxy, with full power to vote on my/our behalf as if I/we was present and voting on all matters properly brought before the members of Fonn Villas Civic Association, Inc. at the Special Meeting of the Members to be held on _____, 2014, or any adjournments thereof and, in particular, to vote upon the following proposal as indicated:

The proposal to merge Fonn Villas Swim Club, Inc. with and into Fonn Villas Civic Association, Inc. under the name "Fonn Villas Civic Association, Inc."

FOR

AGAINST

I/We authorize my/our proxy to substitute any other person to act under this proxy, to revoke any substitution, and to file this proxy and any substitution or revocation with the Association.

Date

Signature

Property Address

Print Name

Signature

Print Name

If mailed, must be received no later than December 8, 2014 at 11:00 am
Mail to: Fonn Villas Civic Association
P.O. Box 79007
Houston, TX 77279

11/3/14

**VOTE TABULATION PROCEDURE FOR THE MERGER OF THE FVSC INTO THE FVCA
DURING A SPECIAL MEETING OF MEMBERS OF
FONN VILLAS CIVIC ASSOCIATION, INC.**

Official ballot and proxy forms will be provided by the Fonn Villas Civic Association. No other forms will be acceptable.

Each lot in the Fonn Villas Subdivision has 1 (one) vote. Voting may be:

1. submitted in person by use of the official ballot form
2. mail-in or other delivery of the official proxy form

If the lot is jointly owned, all owners must sign the ballot or proxy. If the owners of a lot wish to vote differently, they must submit separate ballots. The majority of votes on an individual lot determine the vote for that lot. If the votes for a lot are equal and there is no majority, they will cancel each other and there will be no vote for the lot.

The name of owner(s) must be printed on ballot along with the address of the lot. The ballot must be signed by the voting owner(s) in order to be valid. Votes submitted in person by ballot will take precedence over any vote(s) submitted by proxy for the same authorized voter.

All ballots and proxies must be in the hands of the vote tabulators before the start of the meeting. The start of the meeting will be set by the FVCA Board and communicated to the owners along with the official ballots.

Each ballot or proxy submitted must have the member's name listed on the FVCA records with all the Members of the Association together with their addresses; or have a copy of the actual deed or warranty deed that lists the voter as an owner of the property or the vote will be null and void and will not be counted.

A quorum will be required for the vote to be valid. The quorum requirement means that at least ten percent (10%) of lots in the subdivision are represented by the submitted ballots in person or by proxy. As an example, there are 348 lots in the subdivision, so a quorum constitutes a minimum of 35 (thirty five) lots being represented by the ballots that have been submitted.

Given that a quorum exists, 2/3 (two thirds) of the lots represented by the ballots must be in favor of merger for the merger to pass.

Only board approved tabulators shall look at and count ballots and the contents of same shall be held in confidence by all such parties.

PROXY QUALIFICATIONS:

- Each proxy submitted must be accompanied by a valid government ID or it will be null and void and will not be counted. Valid forms of ID include State Driver's License, State ID, Passport, Military ID or TWIC.

11/3/14

- If a valid proxy is received and it is not indicated if they are FOR or AGAINST the merger, it will not be counted.
- If multiple valid votes are received by proxy from the same authorized voter, and some are against and some are for the merger, they will be considered null and void and not be counted. If multiple votes are received by the same authorized voter and they are all cast in the same manner (FOR or AGAINST), they will be counted as one vote either FOR or AGAINST.

FONN VILLAS CIVIC ASSOCIATION, INC.

To: All Owners in Fonn Villas

Subject: Explanation of the voting requirements for the proposed merger and the proposed amendment to the Restrictions

Proposed Merger of Fonn Villas Swim Club, Inc. with and into Fonn Villas Civic Association, Inc.

REQUIREMENTS:

1. The proposed merger must be submitted to a vote at a meeting of the members called for that purpose.
2. A quorum must be established at the meeting. Per Article IV, Section 4.4, of the Bylaws, the quorum requirement is the presence, in person or by proxy, of members representing one-tenth (1/10) of the lots in the subdivision.
3. The merger must be approved by at least two-thirds (2/3) of the members present at the meeting, in person or by proxy.
4. Per Article III, Section 3.2 of the Bylaws, there is one (1) vote per lot. When there are multiple owners of a lot, the owners decide how the vote for that lot shall be cast, but in no event shall there be more than one (1) vote per lot.
5. Ballots will be cast at the meeting. Ballots must be signed by the owner voting in person or by the proxy holder voting on behalf of an owner per a duly executed proxy.
6. Note: The Bylaws of the Association provide that members who are not in good standing may have their voting rights suspended. This provision has been pre-empted by Section 209.0059 of the Texas Property Code. Thus, all members are entitled to vote on the merger issue.

Proposed Third Amendment to the Restrictions

REQUIREMENTS:

1. The proposed amendment must be approved by not less than a majority of the owners of lots within the subdivision. [Unlike the merger vote, which is based on membership voting rights with there being one (1) vote per lot, the amendment vote is based upon the number of owners].
2. The proposed amendment is not required to be submitted to a vote at a meeting. The proposed amendment may be submitted by mail, door-to-door solicitation, a meeting, etc. or a combination of methods.
3. The proposed amendment is not required to be approved within any specified period of time.
4. An owner must sign a Consent evidencing his/her approval of the amendment. In the case of multiple owners of a lot, all owners should sign a Consent since, as indicated, the vote is based upon the number of owners of lots, not the number of lots.
5. The proposed amendment will not be effective until recorded. At the time of recording, Consents executed by not less than a majority of the then owners of lots in the subdivision must be attached. If an owner signs a Consent but sells his/her lot prior to the date the amendment is recorded, that Consent may no longer be counted.

**CONSENT TO
THIRD AMENDMENT TO THE FONN VILLAS RESTRICTIONS**

The undersigned, being the Owner(s) of the lot in Fonn Villas Subdivision described below, hereby approve(s) the foregoing "Third Amendment to the Fonn Villas Restrictions".

(signature)

Print Name

Date

(signature)

Print Name

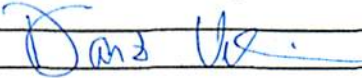
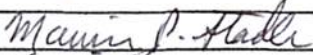


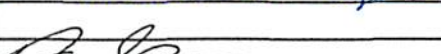
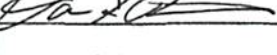
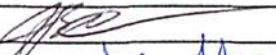
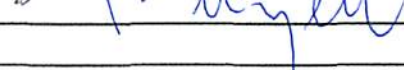
Date

Address of lot in Fonn Villas: _____




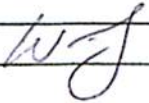
FONN VILLAS CIVIC
ASSOCIATION

BOARD OF DIRECTORS

DATE: 11/3/14

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		
Member/Secretary	Melinda Speight	3		713-465-2340
Member	Joe Bono	2		713-294-9171
Member	John Moyell	6		713-344-0459

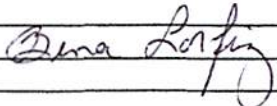
COMMITTEE CHAIRS

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: 11/3/14

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			
KINGSRIDE - 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 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			
TRAIL HOLLOW - WEST	Bina Lorfing		713-465-4048
VAL LENA	Charlotte Mitchell		713-722-0118
VINDON	Meredith Cooley		713-984-1786

