

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

December 2014

I. CALL TO ORDER

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

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

Board Members Absent: Will Frederking

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

Jim Egger reminded those present that recording devices are not allowed during FVCA meetings.

II. REVIEW AND APPROVAL OF MINUTES

- All minutes are posted on the website.
- Minutes of November 3 meeting. **A motion was made by David Robertson to approve the minutes. The motion was seconded by Paul Dunne. The motion was unanimously approved.**
- Minutes of January 20, 2014 Organizational 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.
- Discussion was tabled since Maurice was counting votes for the special meeting.
- Vote tabulation was not completed by the end of the Board meeting, so David Robertson summarized an email Maurice sent to the Board about the updated November financial statement
- The email states that the update required no change in the bottom line, but that some funds previously allocated from maintenance charges were reallocated to fees and resale certificates due to updated information from Best Fit Solutions. In addition the legal expense budget line item was increased as previously approved
- Report is attached

IV. PARLIAMENTARIAN REPORT - DAVID ROBERTSON

- No report.

V. ARCHITECTURAL STANDARDS COMMITTEE REPORT - JOE BONO

- 3 applications were approved: one new construction and two demolitions.

VI. EXECUTIVE COMMITTEE REPORTS

- a. Maintenance Fund - Will Frederking
 - Will was not present. David Valerius reported that one of the two outstanding maintenance fees has been paid.
- b. Security - John Moyell
 - Report is attached.
- c. Super Neighborhood - Paul Dunne
 - Violent crime is down 25%, nonviolent crime is up 10%, mostly due to motor vehicle burglaries, especially Ford F250s.
 - Councilman Pennington is at all meetings, so come if you want to talk to him
 - Please see the Memorial Super Neighborhood website (memorialsn.org) for details

VII. ADVISORY COMMITTEE REPORTS

- a. Citizen Patrol - Maurice Stadler
 - Maurice sent a report stating that volunteers logged 10 hours in November
- b. Directory – Sarah Valerius
 - Send directory updates ASAP to fvdirectory@yahoo.com
 - Pat Clynes commented that the language in the directory regarding using the directory for mass emails should be reviewed
- c. Maintenance and Parks - Makeea Grainger
 - No report
 - Jim Egger reported that he has worked with Oliver Pennington's office. The City will help with resurfacing the tennis courts.
 - Paul Dunne added that Bendwood Park is the only park in Oliver Pennington's district. He thanked Jim Egger for taking the initiative to get funding for the improvements to Bendwood Park
 - David Robertson thanked Ian Wallace for the Christmas Lights on the Fonn Villas Swim Club fence
- d. TIRZ 17 - David Tresh
 - One item discussed was straightening out Town & Country Way and Queensbury
 - Terry Hershey park has asked TIRZ to pay \$80,000 for a project
 - Roberta Prazak stated that she has been appointed as a liaison between TIRZ and the community, so contact her at fonnvillas@yahoo.com
 - Report is attached
- e. Newsletter - David Robertson
 - David addressed concerns about delivery of the newsletter
 - See attached report
- f. Welcoming – Nete Sundt
 - Makeea announced that one new family was welcomed
- g. Webmaster – Brandon Lackey
 - No report
- h. Documentation – Nete Sundt
 - No report – Nete was counting votes for the special meeting

VIII. BUSINESS -

- a. Approve three nominees for Director (Dunne, Grainger, Moyell)
 - John Moyell reported that the nominees are Karl Holub for Position 7, Joanna Bono Rose for Position 8, and Christine Caulfield for Position 9
 - A resident asked how to nominate other candidates. David Robertson said the procedure is addressed in the Bylaws, section 5.4. He stated that nominations can be made from the floor at the annual meeting. Write-in candidates are also allowed.
 - All nominations must be made for election to a specific Directorship position.
 - Another resident asked what criteria were used to select the candidates.
 - John Moyell said a newsletter article was run. The committee had 5 names to consider
 - John stated that the criteria the committee used was previous knowledge of the swim club, and getting new residents involved
 - **John Moyell made a motion that the slate of candidates be approved as presented. Jim Egger seconded the motion. The motion passed with 7 for and one abstaining.**
- b. Select date for annual members meeting (David Valerius)
 - David Robertson reported that he meeting has to be announced 10 days prior. The newsletter, ballot, and bios must be ready by this time
 - David Robertson asked for the meeting to be January 19 to give him time to prepare the materials after the holidays
 - **David Valerius moved that the date for the annual members meeting be set for January 19, 2015 at 7:15 at Pines Presbyterian Church. John Moyell seconded the motion. The motion passed unanimously.**
 - After the motion passed, a resident pointed out that the date selected is the MLK holiday
- c. Select vote tabulators for Annual Meeting (David Valerius)
 - David stated that the Sergeant at Arms, Nete Sundt, is a vote tabulator for the annual meeting, and asked for two more volunteers. Karen Davidson and Beth Barker volunteered.
 - **David Valerius made a motion that Nete Sundt, Karen Davidson, and Beth Barker be vote tabulators for the Annual Meeting. David Robertson seconded the motion. The motion passed unanimously.**
- d. Discuss new Officers and Committee Chairpersons (David Valerius)
 - David Valerius stated that the Board will need to elect a new President and a new Parliamentarian, and a new chair of the Maintenance Fund Executive Committee. The Parliamentarian is an officer, but does not have to be a Board member
 - Melinda Speight stated that she will serve as Interim Secretary, but will be seeking a replacement for this officer position before her Board position expires in January 2016.
 - Interested people should contact someone on the Board.
- e. Approval to pay \$750 owed to Trees for Houston for Bendwood Park trees from the Special Events Fund (Maurice Stadler)
 - Maurice is still counting votes for the pool merger, so David Valerius handled this item
 - **John Moyell moved that \$750 be paid out of the Special Events Fund for the amount owed to Trees for Houston for the Trees in Bendwood Park. David Robertson seconded the motion. The motion was unanimously approved.**

- f. Discussion of perimeter fence repairs (Paul Dunne)
- Paul reported that on November 7 at 2:15 am an eastbound car on Queensbury plowed through the brick perimeter fence, creating a large hole in the brick and bending the rebar.
 - Paul wants to know what the official position of the FVCA is in such situations, and suggests that the Board have a unified policy on who should pay for the repairs.
 - Paul has tried to work with Oliver Pennington's office and the traffic committee of the COH to ask for a barrier to be erected before the wall is repaired. The city stated that the road does not meet their standards for a barrier, because there is a turn, and not a dead end.
 - Paul does not think that the fence is on his land, but instead is on an easement.
 - The city also states that they do not own the land that the wall is on.
 - Dick Sundt stated that many years ago the FVCA used to subsidize 25% of the cost of perimeter fences. An attorney was consulted, because there was a concern that the FVCA may be in danger of having to pay taxes if that was done, due its non-profit status. Dick suggested that the FVCA might want to contact the city to see if the city will repair the fence.
 - Roberta Prazak stated that she has done research on the perimeter property. She questioned the fact that the FVCA is paying to maintain the hedge on Attingham, which is not on FVCA property. She is considering taking action against the FVCA about this issue, because she is worried about the FVCA losing their tax-exempt status. She stated that she has a land survey that shows that the brick wall on Queensbury is on the land of the homeowners.
 - Jim Egger stated that he has done research and that his perimeter fence is not on his land.
 - A resident stated that the FVCA has an interest in maintaining the perimeter property to enhance the neighborhood.
 - Paul Dunne asked if we have a liaison to City Centre.
 - Tim Mattingly offered to call Moody Rambin to see if he can get in touch with Don Moody. Tim stated that when the Town and Country shopping center was developed, Don Moody agreed to build a fence on the property line, but they would not maintain it, so now the fence is in a no-man's-land.
 - Makeea Grainger stated that she had been forwarded an email from a resident complaining about the grassy area along the Queensbury fence. She has tried to talk to the adjoining apartment complexes and others to determine who should be maintaining that area.
 - Melinda Speight referred the Board to 2 letters that they have in their notebooks that address this situation and the legal opinions that the Board received earlier.
 - Dick Mills asked if residents can take up a collection and have the fence fixed.
 - Paul Dunne stated that he appreciates the offer, but that he feels strongly that a barrier should be erected before the fence is fixed to protect the new fence from the same kind of damage.

- g. Discuss and approve voting procedures for Amendment to Deed Restrictions (Jim Egger)
- Jim Egger stated that if FVCA and FVSC both approve the merger, then the next step will be to vote on the amendment to the Deed Restrictions
 - Melinda Speight asked that the beginning date for collecting the Consents be moved past the holidays
 - David Robertson asked why we are considering this, when the FVSC has not had a vote yet
 - Jim said that the motion can be worded to be contingent on merger approval by the FVSC
 - Melinda Speight stated that Best Fit Solutions had a ballpark estimate of \$600 to mail out the Deed Restriction Consents to residents with a return envelope.
 - **Jim Egger moved that we approve the Consent to Third Amendment to the Fonn Villas Restrictions and the Vote Tabulation Procedure for the Amendment to the Deed Restrictions (with the change that votes may be submitted beginning January 1, 2015 and the closing date of January 30, 2015 removed), subject to the approval of the merger of the FVCA and the FVSC. The Board proposes to engage Best Fit Solutions to mail and collect the consent forms and other necessary materials, with a budget of up to \$1000, or the Board can choose to distribute the Consent forms through other channels. David Valerius seconded the motion. The motion passed unanimously.**

IX. ADJOURN

David Robertson made a motion to adjourn the meeting. David Valerius seconded the motion. The motion was approved. The meeting was adjourned.

Agenda for Board Meeting - 8 December 2014

Friday, December 5, 2014 at 02:35PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, December 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 - 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 three nominees for Director (Dunne, Grainger, Moyell)
 2. Select date for annual, members meeting (David Valerius)
 3. Select vote tabulators for Annual Meeting (David Valerius)
 4. Discuss new Officers and Committee Chairpersons (David Valerius)
 5. Approval to pay \$750 owed to Trees for Houston for Bendwood Park trees from the Special Events Fund. (Maurice Stadler)
 6. Discussion of perimeter fence repairs (Paul Dunne)
 7. Discuss and approve voting procedures for Amendment to Deed Restrictions (Jim Egger)
9. Adjourn

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

See website for complete article licensing information.

Income and Expense										
	Maintenance Fund				Special Events				Balances	
	Annual budget	November 2014 Budget	Actual	Year-to-Date Budget	Actual	Year-to-Date Budget	Actual	Year-to-Date	Maintenance Fund	Special Events
Income									Assets	Assets
Maintenance charges	70,749			70,749	70,747			3,875	Amye/Bank checking	Amye/Bank money market
Accrued interest from bonds issued July 1992	1,752			1,752	1,752		1,420	EE bonds issued July 1992	EE bonds issued July 1992	25,679
Accrued interest from bonds issued May 1993	1,376	117	120	1,259	1,260		2	EE bonds issued May 1993		
Vanguard fund interest and capital gains	2,016	155	200	1,861	1,686			Vanguard fund		
Fees and resale certificates	1,760	160	540	1,600	2,380			Prepaid constable patrol		
Maintenance-charge late fees	862			862	462			Total	175,927	25,679
Miscellaneous	300			300	600			Liabilities		
Total	78,816	432	860	78,384	78,887			Prepaid newsletter printing	564	3,475
								Maintenance charges	7,061	
Expenses								Total	7,625	
Constable patrol	35,741			35,741	35,741			Equity		
Entrance landscaping	7,320	170		6,100	6,385			Equity at start of year	154,006	18,502
Entrance maintenance	472			472	227			Net income year-to-date	14,296	3,702
Accounting	5,519	573	400	4,813	4,710			Total liabilities and equity	175,927	25,679
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	9,932	6,075	3,123	9,857	7,505					
Water	1,030	94	69	942	811					
Newsletter delivery	775	60	140	715	1,020					
Electricity	612	45		567	480					
Storage	612	67	67	545	545					
Super Neighborhood	100	100		100						
Documentation				89						
Website	75			75						
Post office box	60	4		60	56					
Office supplies and postage	44			40						
Architectural standards	30			30	4					
Welcoming	13			13	24					
Miscellaneous merger					620					
Total	67,412	7,188	3,798	65,148	64,591			Total	1,595	
Net income	11,405	-6,757	-2,938	13,236	14,296			Net income	3,702	

JOHN MOYELL

SECURITY REPORT Dec. 08, 2014.

Within Fonn Villas, it has been relatively quiet.

There was a Burglary in the 200 block of Vanderpool (Tealwood Subdivision) on December 03, 2014. It occurred between 10 am and 12:15 pm. The thieves had waited until the lawn crew had left, then entered the house through a back window. Unfortunately, the alarm was not activated.

A neighbor did report seeing a black colored sedan parked on the island in front of the house during this period. I believes the sedan was either a Nissan Maxima or an Acura TLX.

On Nov 13, in the afternoon, a house in Memorial Meadows was broken. The owner was out of town at the time, but came home to a huge mess. Valuables were taken. The police stated it looked like a professional job. It is believed, the thieves most likely jumped the fence, escaping through memorial middle school.

Also on November 13, 2014 at about 2:30 pm. a black male in his 40's approached a front door to a house in the 12300 block of Old Oaks. He saw the homeowner and ran down the sidewalk to a white Chevrolet Trailblazer that was waiting for him and they left quickly.

Otherwise, all the incident reports seems to involve cars being broken into, including several vehicles at restaurants on this side of the Katy Freeway and Town and Country Blvd. I can only repeat how important it is not to leave any valuables in the automobile.

TIRZ Meeting

TIRZ Board Meeting – December 02, 2014

1. T&C Blvd & Queensbury Ln
 - a. Approved Term Sheet with Moody Rambin
 - b. \$1MM estimated for project
2. Hike & Bike Access to Terry Hershey Trail
 - a. TXDOT wants to add 8ft wide, “shared-use” sidewalk along Bltwy feeder from Memorial to Terry Hershey Park
 - b. TXDOT would also go from Briar Forest, north to Park
 - c. Create left-turn lane into Park for northbound vehicles
 - d. TXDOT asking for approx. \$80M from TIRZ
 - e. Board approved funding
3. Lumpkin Project
 - a. Approved several task orders for project to go forward
4. W-140 Channel Project
 - a. Approved several task orders for project to go forward
5. Spring Valley Letter to TIRZ regarding W-140 Project
 - a. Asked SV to pay for 50% of cost to prepare reply
 - b. SV refused, said they would go to HCFCD with their concerns/questions
 - c. TIRZ decided no further action will take place at current time

Report from Newsletter Committee 2014-12-08

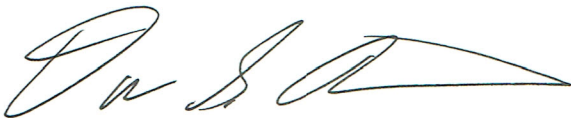
I fully recognize the importance of delivering a copy of the Fonn Villas News to every house in Fonn Villas, every single month. It's a vital means of communication in our neighborhood, and it must be delivered reliably.

For the past several years, one of our residents, a student, has delivered the newsletter. He has been very reliable, easy-to-work-with, and timely. However, in the past several months, sporadic problems have been reported to me. I have had reports that some houses were not getting the newsletter at all, and some people have gotten multiple copies of the newsletter.

Obviously, that's not acceptable. While mistakes occasionally happen, we must generally have reliable delivery.

I am working with our delivery person to understand what happened this past weekend, and to ensure that it does not happen again in the future. If necessary, we will switch to a new delivery person. In any case, I can assure the Board that I am aware of the problem, I know it's not acceptable to have this level of problems with delivery, and I am working diligently to address the causes.

Thank you,

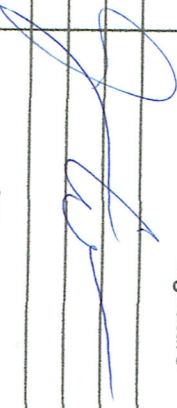


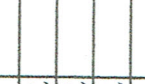
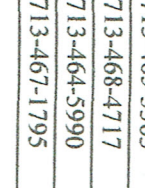

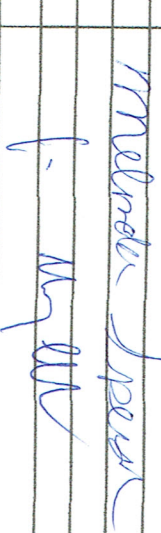
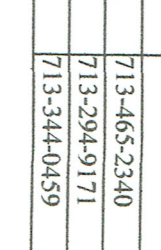
A handwritten signature in black ink, appearing to read "David Robertson". The signature is fluid and cursive, with a long horizontal stroke at the end.

David Robertson, Chairman




FONN VILLAS CIVIC
ASSOCIATION

BOARD OF DIRECTORS

DATE: Dec 8 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: Dec 8 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			
KINGSRIDE - WEST	Bob Atkinson		713-465-7655
LORNMead	Brandon Frank	<i>Brandon Frank</i>	713-201-3422
OLD OAKS	Beth Hackworth	<i>Beth Hackworth</i>	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 Milkes		713-859-6738
TAYLORCREST - EAST	Greg Shaw		713-467-1631
TAYLORCREST - WEST	Neke Sundt/Kim Frederking	<i>Neke Sundt</i>	713-467-1795
TRAIL HOLLOW - EAST			
TRAIL HOLLOW - WEST	Bina Lorfing		713-465-4048
VAL LENA	Charlotte Mitchell	<i>Charlotte Mitchell</i>	713-722-0118
VINDON	Meredith Cooley		713-984-1786

