

Minutes of the Regular Meeting of the
Fonn Villas Civic Association

July 2015

I. CALL TO ORDER

- A. The regular monthly meeting of the Fonn Villas Civic Association was held on July 13, 2015 at the Pines Presbyterian Church.
- B. Board Members Present: Jim Egger, Joe Bono, Karl Holub, Paul Dunne, Makeea Grainger, and Melinda Speight.
- C. Board Members Absent: Christine Caulfield, Patrick Clynes, and Joanna Rose
- D. President Jim Egger called the meeting of the Association to order at 7:18 pm.

II. REVIEW AND APPROVAL OF MINUTES – CHRISTINE CAULFIELD (not present)

- A. Minutes of the June 1, 2015 Board meeting are posted on the FVCA website.
- B. Melinda Speight made a motion to approve the minutes. Jim Egger seconded. The motion passed unanimously.**

III. TREASURER'S REPORT - MAURICE STADLER

- A. See attached report
- B. Maurice received Special Events dues from two blocks for a total of \$145.

IV. PARLIAMENTARIAN REPORT – JOHN BAUGHER

- A. No report

V. ARCHITECTURAL STANDARDS COMMITTEE REPORT - JOE BONO

- A. See attached report

VI. EXECUTIVE COMMITTEE REPORTS

A. Maintenance Fund – Melinda Speight

- 1. See attached report

B. Security – Pat Clynes (not present)

- 1. Makeea Grainger asked if someone would research security signs for the neighborhood, and Karl Holob offered.
- 2. The Constable indicated that signs will be posted at the entrances that don't have them.
- 3. Alex Rosca reported that his wife's car was keyed with total damage of \$3200. A report was filed with HPD.

C. Super Neighborhood – Paul Dunne

- 1. See attached report

D. Community Facilities – Jim Egger

1. Jim reported that the Community Facilities expenses are on budget;
2. the swim team season is complete;
3. he is scheduling a meeting to prepare for 2016;
4. Maurice and Jim are looking into securing a \$5 million umbrella policy; the cost is \$2,176 per year and is included in the budget.
5. John Baugher asked whether the Swim Club Articles of Incorporation were filed with the Secretary of State and if they would be posted on the website since the Civic Association Articles do not cover the entire entity. Karl responded that he thought the Association's attorney was going to combine the Articles, and Jim Egger indicated that he would look into this issue.

VII. ADVISORY COMMITTEE REPORTS

A. Citizen Patrol - Maurice Stadler

1. Volunteers logged 12 hrs in June.
2. The FV Citizen Patrol received a Certificate of Appreciation from HPD (see attached).

B. Directory - Sarah Valerius (not present)

1. Nete Sundt reported that there are still a lot of mistakes in the directory. She would like to enlist one person from each block to help verify the information beginning in the Fall.

C. Maintenance and Parks - Makeea Grainger

1. See attached report
2. Makeea could use some help with this post which she previously shared with David Valerius. She has not been focusing on the park and asked what needs to be done. Jim Davidson reported that trash cans are overflowing and weeds are knee high. Paul Dunne called the City on Saturday afternoon about the grass and flies in the trash cans, and a City representative will come out to look at the park on July 25th. Jim and Nete offered to give Makeea contacts for the park. Jim is working on obtaining additional trash cans.
3. Makeea also asked for volunteers to assist regarding the entrance lights, and David Tresh offered.
4. Jim suggested having more people on the Maintenance and Parks committee.

D. TIRZ 17 – David Tresh

1. See attached report

E. Newsletter – David Robertson (not present)

1. No report

F. Welcoming – Nete Sundt

1. Nete reported that one new family was welcomed to FV.

G. Webmaster – Brandon Lackey (not present)

1. No report

H. Documentation – Nete Sundt

1. Nete delivered documents to the Board.

I. Community Facilities – Iain Wallace/Elizabeth Seidensticker

1. Iain needs to get the Advisory Committee running;
2. two people attended movie night on Saturday;
3. Jim and Karl will work with Iain.
4. David mentioned that the Swim Team broke four Meet of Champs records.

VIII. BUSINESS

A. Review Policy for Maintenance Fund with Regard to Facilities Assessment – Melinda Speight

1. The committee will send out drafts of the timeline and duties in early August, and the Board can discuss/approve at the September meeting.

B. Outsourcing New Construction & ACC Reviews – Joe Bono

1. Joe indicated that the Board needs a committee to review the rules and that it will be a multi-step process including 1) outsourcing ACC review by a 3rd party, 2) obtaining that party's input, 3) obtaining Best Fit Solution's input, and 4) review of restrictions and guidelines.

C. Approval of Funds for Entrance Maintenance and FVCA Community Facilities – Makeea Grainger

1. **Makeea Grainger moved to increase the budget for landscape maintenance for the remainder of the 2015 calendar year by \$7,000. Karl Holub seconded the motion. The motion passed unanimously.**

D. **Jim Egger moved to authorize the Parliamentarian 1) to assist the Board in filing and posting Management Certificates and getting Declarative Documents in order and 2) to discuss outsourcing of ACC Review and work with Attorney as requested by the President of the FVCA. Paul Dunne seconded the motion. The motion passed unanimously.**

E. Open Discussion/Questions

IX. ADJOURN

Jim Egger made a motion to adjourn the meeting. Karl Holub seconded the motion. The motion was approved. The meeting was adjourned at 8:21 pm.

Agenda for Board Meeting - 13 July 2015

Friday, June 26, 2015 at 08:34PM

Fonn Villas

The next regular meeting of the Fonn Villas Civic Association Board will be on Monday, July 13th, at 7:15 p.m., at Pines Presbyterian Church.

Agenda

1. Call to Order
2. Review and approval of minutes – Christine Caulfield
3. Treasurer’s Report - Maurice Stadler
4. Parliamentary Report – John Baugher
5. Architectural Standards Committee Report - Joe Bono
6. Executive Committee Reports
 1. Maintenance Fund – Melinda Speight
 2. Security – Pat Clynes
 3. Super Neighborhood - Paul Dunne
 4. Community Facilities – Jim Egger
7. Advisory Committee Reports
 1. Citizen Patrol - Maurice Stadler
 2. Directory – Sarah Valerius
 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
 9. Community Facilities – Ian Wallace/Elizabeth Seidensticker
8. Business
 1. Review Policy for Maintenance Fund with Regard to Facilities Assessment – Speight
 2. Outsourcing New Construction & ACC Reviews – Joe Bono
 3. Approval of funds for Entrance Maintenance and FVCA Community Facilities - Grainger
 4. Parliamentary to assist Board in filing and posting Management Certificates and getting Declarative Documents in order, discussing outsourcing of ACC Review and working with Attorney as requested by the President of the FVCA - Egger
9. Adjourn

Fonn Villas Civic Association

Balance Sheet
 As of 06/30/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1002	Cash - Operating - Alliance	156,706.59			156,706.59
1006	Frost Bank - Swim Club			5,314.80	5,314.80
1007	EE Bonds Issued July 1992	46,224.00			46,224.00
1008	EE Bonds Issued May 1993	35,976.00			35,976.00
1009	Cash - Vanguard Fund	92,410.45			92,410.45
1300	Due from (to) Swim Club	(99,996.02)			(99,996.02)
1350	Due from (to) Maintenance			99,996.02	99,996.02
	TOTAL CASH & INVESTMENTS	231,321.02	.00	105,310.82	336,631.84
1800	Swim Club Asset Merger Value			182,703.00	182,703.00
1850	Swim Club Accumulated Deprec.			(100,329.00)	(100,329.00)
	TOTAL OTHER ASSETS	.00	.00	82,374.00	82,374.00
	TOTAL ASSETS	231,321.02	.00	187,684.82	419,005.84
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2105	Prepaid Newsletter Printing	539.30			539.30
2200	Prepaid Assessments	324.08			324.08
	Subtotal Current Liab.	863.38	.00	.00	863.38
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
3900	Maintenance Fund	165,451.70			165,451.70
3904	Special Events Fund	22,204.00			22,204.00
3906	Swim Club Fund			89,863.55	89,863.55
	Current Year Net Income/(Loss)	42,801.94	.00	97,821.27	140,623.21
	Subtotal Equity	230,457.64	.00	187,684.82	418,142.46

Fonn Villas Civic Association
Balance Sheet
As of 06/30/15

Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	231,321.02	.00	187,684.82	419,005.84

Fonn Villas Civic Association

Income/Expense Statement

Period: 06/01/15 to 06/30/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
05800	Office Supplies & Postage	41.56	.00	(41.56)	2,077.48	2,032.00	(45.48)	2,032.00
05850	Architectural Standards	.00	.00	.00	.00	10.00	10.00	10.00
05900	Welcoming	.00	.00	.00	.00	24.00	24.00	24.00
TOTAL MAINTENANCE EXPE		1,067.65	1,306.00	238.35	32,211.06	34,685.00	2,473.94	64,708.00
TOTAL MAINT SURPLUS/(DE		(2,650.20)	(5,493.00)	2,842.80	42,801.94	38,778.00	4,023.94	13,849.00

FACILITIES/POOL REVENUE

08100	Facilities Assessment-Full	2,725.00	10,125.00	(7,400.00)	88,100.00	94,125.00	(6,025.00)	94,125.00
08150	Facilities Assessment-Senior	300.00	1,200.00	(900.00)	9,200.00	9,700.00	(500.00)	9,700.00
08175	Pool Memberships - Non Mem	7,100.00	.00	7,100.00	49,715.00	.00	49,715.00	.00
08200	Swim Team Dues	.00	.00	.00	15,951.00	14,000.00	1,951.00	14,000.00
08250	Facilities Rentals	.00	.00	.00	594.00	.00	594.00	.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	.00	.00	2,400.00
08350	Facility/Swim Sponsorships	.00	.00	.00	4,250.00	5,000.00	(750.00)	5,000.00
08400	Facilities Other Revenue	575.00	1,000.00	(425.00)	2,000.00	2,080.00	(80.00)	2,080.00
TOTAL FACILITIES/POOL RE		10,700.00	12,325.00	(1,625.00)	169,810.00	124,905.00	44,905.00	127,305.00

FACILITIES/POOL EXPENSES

09100	Accounting & Admin	410.00	410.00	.00	1,230.00	1,230.00	.00	3,690.00
09175	Printing & Postage	.00	.00	.00	633.02	600.00	(33.02)	600.00
09200	DONT USE	.00	.00	.00	.00	.00	.00	9,000.00
09225	Membership Expense	.00	.00	.00	615.54	.00	(615.54)	.00
09250	Swim Team Expenses	9,836.50	15,153.00	5,316.50	14,802.53	19,808.00	5,005.47	19,808.00
09275	Pool Salt System Contract	263.71	263.71	.00	791.42	791.13	(.29)	2,373.39
09300	Pool Maintenance Contract	24,730.00	21,700.00	(3,030.00)	32,430.13	29,200.00	(3,230.13)	29,200.00
09325	Pool/Facilities Supplies	.00	250.00	250.00	.00	750.00	750.00	2,250.00
09350	Pool/Facilities Repairs	11,424.04	3,500.00	(7,924.04)	11,800.16	4,500.00	(7,300.16)	4,500.00
09400	Facilities Landscape Maintena	.00	150.00	150.00	.00	300.00	300.00	900.00
09410	Facilities/Pool Liab Insuranc	3,867.00	4,000.00	133.00	3,867.00	4,000.00	133.00	9,000.00
09425	Facilities/Pool Property Taxe	.00	.00	.00	.00	.00	.00	5,500.00
09450	Facilities/Pool Electricity	928.01	900.00	(28.01)	2,271.73	2,200.00	(71.73)	7,400.00
09475	Facilities/Pool WIFI/Phone	89.89	90.00	.11	269.42	270.00	.58	810.00
09500	Facilities/Pool Water	777.62	500.00	(277.62)	1,049.62	1,200.00	150.38	4,700.00

Fonn Villas Civic Association

Income/Expense Statement
 Period: 06/01/15 to 06/30/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09525	Facilities/Pool Other Expense	1,005.10	50.00	(955.10)	2,228.16	150.00	(2,078.16)	450.00
	TOTAL FACILITIES/POOL EX	53,331.87	46,966.71	(6,365.16)	71,988.73	64,999.13	(6,989.60)	100,181.39
	FACILITIES/POOL SURPLUS	(42,631.87)	(34,641.71)	(7,990.16)	97,821.27	59,905.87	37,915.40	27,123.61
	TOTAL SURPLUS/(DEFICIT)	(45,282.07)	(40,134.71)	(5,147.36)	140,623.21	98,683.87	41,939.34	40,972.61

Architectural Control Committee Approval/Disapproval Record 2015

<u>Address</u>	<u>Name</u>	<u>Description of Work</u>	<u>Vendor</u>	<u>Approved</u>	<u>Disapproved</u>	<u>Date</u>
12722 Pebblebrook	Henry Lichtman	remove siding and replace with brick		X		03-Jan-15
12631 Rocky Meadow	Boudloche	pool in back yard		X		08-Jan-15
631 Lornmead	George Sharkey	new windows		X		02-Feb-15
12706 Taylorcrest	Will Frederking	remodel house and add			X	03-Feb-15
12711 Broken Bough	Lauren Nix	paint house		X		22-Feb-15
12707 Kingside Lane	Adam Miller	Back Porch Addition		X		25-Mar-15
12714 Barryknoll Lane	Craig Muirhead	New Construction	Trendmaker	X		06-Apr-15
12727 Rocky Meadow	Stephanie Wiman	New Fence	All-Texas Fence	X		25-Jun-15
12607 Barryknoll Ln	Weekley Homes	New Construction	Weekley Homes	X		13-Jul-15
12618 Vindon Drive	Deijan Lai	New Construction	Partners in Building	X		13-Jul-15
12630 Pebblebrook	Alex Rosca	New Construction		X		13-Jul-15
12731 Kingside Lane	James Egger	Remodel		X		13-Jul-15
12618 Pebblebrook Dr	Mike Sinclair	car port and back patio		X		13-Jul-15
12730 Pebblebrook Dr	Jana Johnson	approval to design house with garage facing sideways		X		13-Jul-15

Maintenance Fund Report

Reminders for all past due balances were sent out in early June. I am working with Best Fit to get good addresses for 2 homeowners whose letters were returned as undeliverable.

The number of homeowners who have not paid their Facilities Assessment is down to 8, and there are 2 additional homeowners who still owe Annual Maintenance Fees and the Facilities Assessment.

I left one voicemail today and reminded one homeowner via email, but all the other outstanding balances are either for absentee owners (5), or for a homeowner who did not answer the phone and whose mailbox was full or had no way to leave a message.

Unless there is an objection, I will ask Best Fit to send out demand letters for the outstanding assessments via regular and certified mail.

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 22Jun15. 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"> • Burglary of Motor Vehicles is up. This is typical for the onset of the summer season. As always, lock your car and keep all valuables out of site. • Burglary of Habitations is down for the month and down for the year • Several reports of general mischief in the area – specifically around the fact that windows having been shot out with BB guns. Nothing that is not typical for the beginning of the summer season. • Monthly Safety Topic – beware of driving in and around neighborhood pools. Many kids, many of them on bikes, travel to/from their local pools.
2	<p>Houston City Council Update – Mark Kirschke, Communications Director, District G</p> <ul style="list-style-type: none"> • Been an uptick in reports re: homeless individuals in the area. There are a number of municipal/religious organizations that assist and shelter the homeless. Please to not give money. Study after study shows that monetary donations only increase the homeless population. • Memorial Drive Renovation Project – as reported last month, the lowest bid received by the COH for the work was \$32MM. The budgeted amount for the project is \$27MM. This differential is still being evaluated by COH to find additional funding. Project expected to move forward with construction start in January 2016
3	<p>Main Speaker – Dan Leverett – PMRealty Corp – Republic Square Project</p> <ul style="list-style-type: none"> • Mr. Leverett introduced Allan Ward, a site planner from their consultant group in Boston. • Republic Square is a planned project for the Energy Corridor that utilizes the area around Hershey Park which was the former Exxon Chemical Facility. • This is an area of 35 acres slated for live/work/play development • Project is capitalized for nearly \$1B. • For additional information go to website: www.republicsquar.com for artist renderings and other visuals.
4	<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 March Minutes of Meeting 2. Treasure's Report

	<ol style="list-style-type: none">3. By-Laws Report4. Beautification Report5. Drainage Report6. Infrastructure Report
5	Meeting was Adjourned

Houston Police Department

CERTIFICATE OF APPRECIATION

is hereby presented to

FONN VILLAS CITIZEN PATROL GROUP

*In recognition of continuous Citizen Patrol Volunteering for the
Entire year of 2014 and the promotion of a safer neighborhood
In the City of Houston, Texas*

This 20th Day of February 2015



Charles A. McClelland, Jr.
Chief of Police

Entrance and landscape maintenance report / Makeea Grainger / July 2015

In order to abide by our attorney's recommendations not to maintain city property surrounding FV others have been sought out to cover those expenses. Joann Lammons, a top realtor for Martha Turner Sotheby's International Realty and a prior resident of FV has agreed to pay to maintain the grass from Old Oaks toward the Baskin Robins on Memorial and Morgan Group, the high end multifamily developer who is building on Town & Country Way at Attingham, has agreed to maintain the Attingham hedge area. FV is discontinuing there working relationship with Greater Houston Landscaping and is signing a contract with Green Pros after getting five different proposals from a variety of landscape maintenance companies. Green Pros was recommended by Best Fit Solutions, which is the homeowner association services and consulting company FV is using to manage their affairs, and was the least expensive of the acquired proposals. The proposals included the entrances, dead ends, and the community facility and parking lot.

I motion that we increase the landscape maintenance budget for the remainder of 2015 by \$7000.

TIRZ Board Meeting – June 04, 2015

1. Don Huml Gone
2. Storm Assessment
 - a. 2009 6" in 6 hours
 - b. 2015 9" in 6 hours
 - c. W140-01 basin was full
 - d. W151 near top of bank
 - e. W153 not as high @Hollow as in 2009
 - f. Confirmed RDS analysis of issues
3. CIP 2015 Update
 - a. Still processing plan
 - b. Must go before COH for approval
 - c. Some board members want to push detention south of Katy forward
4. Hired Hawes, Hill Calderon, LLC to be executive management company

TIRZ Board Meeting – June 30, 2015

1. CIP 2015 given to COH; waiting for comments
2. Lumpkin on schedule
3. T&C Way
 - a. COH came back with comments
 - b. Doing re-engineering; no significant change in retention
4. Memorial Drive
 - a. Still taking comments from public
5. North Gessner
 - a. PER 75% complete
 - b. Full board has not seen anything from Klotz on Gessner
 - c. Falling back to old ways?
 - d. Friction between Rickels and Klotz
6. W-140 Presentation by Bob Tucker
 - a. Concerned about residential flooding
 - b. Wants straws extended to benefit residents
 - c. Rickels wants LAN to do peer review of Klotz work
7. Conrad Sauer Detention project
 - a. MetroNational doing all work
 - b. TIRZ putting in \$23MM
 - c. Board is concerned about lack of information for them to see
 - d. Gunda allowed to do engineering review at 30% complete

FONN VILLAS CIVIC
ASSOCIATION

BOARD OF DIRECTORS

DATE: July 13, 2015

Officers	Name	Position	Signature	Telephone
President	Jim Egger	1		713-461-2868
Vice President	Karl Holub	7		713-972-1211
Treasurer	Maurice Stadler	N/A		713-468-5369
Member	Joanna Bono Rose	8		713-467-6130
Member	Paul Dunne	4		713-906-6127
Member	Makeea Grainger	5		713-464-5990
Sergeant-at-Arms	Nete Sundt	N/A		713-467-1795
Member/Secretary	Christine Caulfield	9		203-605-6292
Member	Melinda Speight	3		713-503-0108
Member	Joe Bono	2		832-758-1850
Member	Pat Clynes	6		713-824-8480
Parliamentarian	John Baugher	N/A		713-249-2262

COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Joe Bono		832-758-1850
Documentation	Dick & Nete Sundt		713-467-1795
Citizen Patrol	Maurice Stadler		713-468-5369
Directory	Sarah Valerius		713-461-2868
Parks, Maintenance & Entrances	Makeea Grainger		713-464-5990
Newsletter	David Robertson		713-824-8480
Security	Pat Clynes		713-467-9011
Picnic	Pam Kelley		713-465-4097
Memorial City TIRZ Liaison	David Tresch		713-906-6127
Super Neighborhood Rep.	Paul Dunne Tonya Wright		713-467-1795
Welcoming	Nete Sundt		713-973-0438
Webmaster	Brandon Lackey		713-461-2868
Maintenance Fund	Jim Egger & Melinda Speight		713-461-2868

FONN VILLAS CIVIC ASSOCIATION

BLOCK REPRESENTATIVES

DATE: July 13 2015

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig		281-804-5820
BARRYKNOLL - EAST	Carey McCord		713-973-9913
BARRYKNOLL - WEST			
BENDWOOD	Tonya Wright		
BROKEN BOUGH	Diana Chenoweth		713-827-0680
COBLESTONE	Karen Lee		713-984-9592
HALLIE - LOWER	Cindy Brown		713-647-9844
HALLIE - UPPER			713-464-7442
KIMBERLEY	Terri Lamb		713-
KINGSRIDE - EAST			713-467-5262
KINGSRIDE - WEST	Bob Atkinson		
LORNMEAD	Brandon Frank		713-465-7655
OLD OAKS	Beth Hackworth		713-201-3422
PEBBLEBROOK - EAST			713-464-1852
PEBBLEBROOK - WEST	Jana Johnson		
PINEROCK	Jennifer Pruett		713-305-1128
ROCKY MEADOW - EAST	Kara Barrow		713-827-1313
ROCKY MEADOW - WEST	Lee Mikes		713-464-8413
TAYLORCREST - EAST	Greg Shaw		713-859-6738
TAYLORCREST - WEST	Nete Sundt/Kim Frederking		713-467-1631
TRAIL HOLLOW - EAST			713-467-1795
TRAIL HOLLOW - WEST	Bina Lorfing		
VAL LENA	Charlotte Mitchell		713-465-4048
VINDON	Meredith Cooley		713-722-0118
			713-984-1786