

**Minutes of the Regular Meeting of the  
Fonn Villas Civic Association**

**October 12, 2016**

**1. Call to Order**

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on October 12, 2016 at the Pines Presbyterian Church.
- b. Board Members Present: Karl Holub, Christine Caulfield, Jim Gleaves, Makeea Grainger, Greg Hattig, and Joanna Rose
- c. Board Members Absent: Pat Clynes, Paul Dunne, and Jana Johnson
- d. President Karl Holub called the meeting of the Association to order at 7:24 pm.

**2. Review and Approval of Minutes – Christine Caulfield**

- a. Minutes of the September 14, 2016 Board Meeting are posted on the FVCA website.
- b. **Christine Caulfield made a motion to approve the minutes. Karl Holub seconded. The motion passed unanimously.**

**3. Treasurer’s Report – Jim Gleaves**

- a. See attached report
- b. Jim reported that he is will be distributing the proposed budget draft for next year shortly.

**4. Architectural Standards Committee Report – Stefano Costantini (not present)**

- a. No report

**5. Executive Committee Reports**

- a. Community Facilities – Pat Clynes (not present)
  - i. No report
- b. Security – Pat Clynes (not present)
  - i. Karl Holub noted that residents should be aware that there is generally an increase in crime during the holiday season.
- c. Memorial Super Neighborhood – Paul Dunne (not present)
  - i. No report

**6. Advisory Committee Reports**

- a. Community Facilities – Karl Holub
  - i. No report
- b. TIRZ 17 – David Tresh
  - i. See attached report

- c. Maintenance and Park – Makeea Grainger
  - i. Makeea reported that she has been happy with the work performed by the new landscaping company and that all entrance lights are now working except one.
- d. Social – Jana Johnson (not present)
  - i. Jana reported by email that the next events she is making plans for are the Halloween parade and Christmas caroling party. General discussion regarding whether Special Events fund can and should be used for events at Community Facilities.
- e. Directory – Sarah Valerius (not present)
  - i. No report
- f. Welcoming – Nete Sundt
  - i. See attached report
- g. Documentation – Nete Sundt
  - i. No report
- h. Citizen Patrol – Maurice Stadler (not present)
  - i. Volunteers logged 5 hours in September.
- i. Website – Maurice Stadler (not present)
  - i. No report
- j. Newsletter – Maurice Stadler (not present)
  - i. No report

## 7. **Business**

- a. Approve Greg Hattig as a signatory on the Frost bank account, which is used to deposit constable patrol payments – Pat Clynes (not present)
  - i. **Karl Holub made a motion to approve Greg Hattig as a signatory on the Frost bank account. Jim Gleaves seconded. The motion passed unanimously.**
- b. Create a committee to review architectural and neighborhood standards – Karl Holub
  - i. General discussion regarding violations of existing standards by residents and consideration of existing standards. Karl Holub to prepare short list of most common violations for newsletter as a reminder to residents. Committee to review existing standards relative to comparable neighborhoods.
  - ii. **Karl Holub made a motion to create an Advisory Committee to review the Deed Restrictions and Architectural Standards in comparison to similar neighborhoods in the area and to appoint Greg Hattig as the chair of the committee and George Grainger, Karl Holub, and Christine Caulfield as members. Joanna Rose seconded. The motion passed unanimously.**

- c. Discuss plan of action for Fonn Villas board of directors regarding TIRZ interaction with neighborhood – Karl Holub
  - i. David Tresch requested that Board members attend the residential meeting to be held at the Memorial Forest Club on October 26<sup>th</sup> at 7 pm. General discussion regarding issues and which Board members are able to attend.

**8. Adjourn**

- a. Karl Holub adjourned the meeting at 8:39 pm.

## Board of directors to meet Wednesday, October 12

September 16, 2016

Fonn Villas

The board of directors will meet Wednesday, October 12, 7:15 P.M., at **Pines Presbyterian Church**, room W12. Here is the agenda:

1. Call to order
2. Review and approval of **minutes** – Caulfield
3. Treasurer report – Gleaves
4. Architectural Standards Committee report – Costantini
5. Executive committee reports
  1. **Community facilities** – Clynes
  2. Security – Clynes
  3. **Memorial Super Neighborhood** – Dunne
6. Advisory committee reports
  1. Community facilities – Holub, Egger
  2. **TIRZ 17** – Tresch
  3. Maintenance and park – Grainger
  4. Social – Johnson
  5. Directory – Valerius
  6. Welcoming – Sundt
  7. Documentation – Sundt
  8. **Citizen Patrol** – Stadler
  9. Website – Stadler
  10. **Newsletter** – Stadler
7. Business
  1. Approve to add Greg Hattig as a signatory on the Frost bank account, which is used to deposit constable patrol payments. Clynes
  2. Create a committee to review architectural and neighborhood standards. Holub
  3. Discuss plan of action for Fonn Villas board of directors regarding TIRZ interaction with neighborhood. Holub
8. Adjourn

This year, the board of directors meets the second Wednesday of each month except for August.

Remaining meeting dates this year are—

November 9, and

December 14.

Next year, the regular annual meeting of members will be January 18. The board of directors meets the second Monday of subsequent months except August:

February 13,

March 13,

April 10,  
May 8,  
June 12,  
July 10,  
September 11,  
October 9,  
November 13, and  
December 11.

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

See website for complete article licensing information.



### Fonn Villas Civic Association

Balance Sheet  
As of 09/30/16

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1002	Cash - Operating - Alliance	133,952.19			133,952.19
1006	Alliance Bank - Swim Club			10,207.10	10,207.10
1007	EE Bonds Issued July 1992	49,056.00			49,056.00
1008	EE Bonds Issued May 1993	37,800.00			37,800.00
1009	Cash - Vanguard Fund	101,115.51			101,115.51
1300	Due from (to) Swim Club	(70,038.53)			(70,038.53)
1350	Due from (to) Maintenance			70,038.53	70,038.53
	<b>TOTAL CASH &amp; INVESTMENTS</b>	251,885.17	.00	80,245.63	332,130.80
1800	Swim Club Asset Merger Value			182,703.00	182,703.00
1850	Swim Club Accumulated Deprec.			(100,329.00)	(100,329.00)
	<b>TOTAL OTHER ASSETS</b>	.00	.00	82,374.00	82,374.00
	<b>TOTAL ASSETS</b>	251,885.17	.00	162,619.63	414,504.80
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
2105	Prepaid Newsletter Printing	528.38			528.38
2125	Accrued Expenses	9,382.01			9,382.01
2130	Construction Deposits	19,000.00			19,000.00
2200	Prepaid Assessments	609.67			609.67
	<b>Subtotal Current Liab.</b>	29,520.06	.00	.00	29,520.06
<b>RESERVES:</b>					
	<b>Subtotal Reserves</b>	.00	.00	.00	.00
<b>EQUITY:</b>					
3900	Maintenance Fund	182,275.09			182,275.09
3904	Special Events Fund	22,386.25			22,386.25
3906	Swim Club Fund			156,025.52	156,025.52
	<b>Current Year Net Income/(Loss)</b>	17,703.77	.00	6,594.11	24,297.88

### Fonn Villas Civic Association

Balance Sheet  
As of 09/30/16

Account	Description	Operating	Reserves	Other	Totals
	Subtotal Equity	222,365.11	.00	162,619.63	384,984.74
	TOTAL LIABILITIES & EQUITY	251,885.17	.00	162,619.63	414,504.80
		=====	=====	=====	=====

# Fonn Villas Civic Association

Income/Expense Statement  
Period: 09/01/16 to 09/30/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>MAINTENANCE FUND REVENUE:</b>								
04001	Assessments - Maintenance F	.00	.00	.00	64,648.70	64,109.00	539.70	64,109.00
04002	Interest from July 1992 Bonds	.00	.00	.00	1,908.00	1,908.00	.00	1,908.00
04003	Interest from May 1993 Bonds	120.00	120.00	.00	1,104.00	1,104.00	.00	1,488.00
04004	Vanguard Interest/Capital Gai	125.72	138.00	(12.28)	3,552.36	1,470.00	2,082.36	1,884.00
04005	Alliance Bank Interest	12.30	15.00	(2.70)	136.59	135.00	1.59	180.00
04010	Transfer Fees	220.00	100.00	120.00	500.00	900.00	(400.00)	1,200.00
04012	Refinance Fee	120.00	35.00	85.00	480.00	315.00	165.00	420.00
04013	Construction Application Fee	.00	.00	.00	3,450.00	.00	3,450.00	.00
04015	HO Interest Income	2.70	.00	2.70	87.35	20.00	67.35	20.00
04020	HO Late Fees	50.00	.00	50.00	1,000.00	750.00	250.00	750.00
04100	Miscellaneous Income	25.00	.00	25.00	25.00	.00	25.00	.00
Subtotal Maintenance Fund		675.72	408.00	267.72	76,892.00	70,711.00	6,181.00	71,959.00
<b>SPECIAL EVENTS ACTIVITY</b>								
04510	Business Donations	.00	.00	.00	3,375.00	3,575.00	(200.00)	3,575.00
04520	Dues Revenue	.00	.00	.00	570.00	1,465.00	(895.00)	1,465.00
04590	Community Events	(52.46)	.00	(52.46)	(2,376.84)	(3,000.00)	623.16	(3,000.00)
04600	Directory Printing Expense	(1,920.00)	.00	(1,920.00)	(1,920.00)	.00	(1,920.00)	(1,850.00)
Special Events Income		(1,972.46)	.00	(1,972.46)	(351.84)	2,040.00	(2,391.84)	190.00
TOTAL MAINTENANCE FUNC		(1,296.74)	408.00	(1,704.74)	76,540.16	72,751.00	3,789.16	72,149.00
<b>MAINTENANCE EXPENSES</b>								
05100	Constable Patrol	9,382.01	9,382.00	(.01)	37,528.04	37,528.00	(.04)	37,528.00
05150	Entrance Landscaping	516.25	947.50	431.25	4,159.07	8,527.50	4,368.43	11,370.00
05200	Entrance Maintenance	2,150.00	.00	(2,150.00)	5,260.00	2,125.00	(3,135.00)	2,125.00
05250	Accounting & Admin	410.00	410.00	.00	3,690.00	3,690.00	.00	4,920.00
05300	Insurance - D&O Policy	.00	.00	.00	2,916.00	2,250.00	(666.00)	2,250.00
05500	Legal	.00	102.08	102.08	308.11	918.72	610.61	1,225.00
05550	Water	100.90	70.83	(30.07)	910.67	637.47	(273.20)	850.00
05600	Newsletter Delivery	140.00	80.00	(60.00)	640.00	580.00	(60.00)	760.00
05650	Electricity	20.04	43.75	23.71	209.59	393.75	184.16	525.00
05720	Website	.00	175.00	175.00	165.37	525.00	359.63	700.00
05750	Post Office Box	.00	.00	.00	.00	.00	.00	280.00
05800	Office Supplies & Postage	3.76	41.67	37.91	499.54	375.03	(124.51)	500.00
05850	Architectural Standards	225.00	.00	(225.00)	2,550.00	2,000.00	(550.00)	2,000.00



**Fonn Villas Civic Association**

Income/Expense Statement  
 Period: 09/01/16 to 09/30/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	TOTAL MAINTENANCE EXPE	12,947.96	11,252.83	(1,695.13)	58,836.39	59,550.47	714.08	65,033.00
	TOTAL MAINT SURPLUS/(DE	(14,244.70)	(10,844.83)	(3,399.87)	17,703.77	13,200.53	4,503.24	7,116.00

FACILITIES/POOL REVENUE

08100	Facilities Assessment-Full	.00	.00	.00	92,123.96	93,000.00	(876.04)	93,000.00
08150	Facilities Assessment-Senior	.00	.00	.00	9,994.90	10,000.00	(5.10)	10,000.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	750.00	.00	750.00	.00
08175	Pool Memberships - Non Mem	.00	.00	.00	35,237.00	45,000.00	(9,763.00)	45,000.00
08200	Swim Team Dues	.00	.00	.00	10,548.65	16,000.00	(5,451.35)	16,000.00
08250	Facilities Rentals	.00	.00	.00	802.00	.00	802.00	.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	500.00	(500.00)	500.00
08350	Facility/Swim Sponsorships	.00	.00	.00	5,300.00	5,000.00	300.00	5,000.00
08400	Facilities Other Revenue	.00	.00	.00	775.00	2,080.00	(1,305.00)	2,080.00
	TOTAL FACILITIES/POOL RE	.00	.00	.00	155,531.51	171,580.00	(16,048.49)	171,580.00

FACILITIES/POOL EXPENSES

09100	Accounting & Admin	410.00	410.00	.00	3,940.00	3,690.00	(250.00)	4,920.00
09175	Printing & Postage	.00	95.83	95.83	80.13	862.47	782.34	1,150.00
09250	Swim Team Expenses	.00	.00	.00	19,388.95	15,000.00	(4,388.95)	15,000.00
09275	Pool Salt System Contract	.00	525.00	525.00	791.13	4,725.00	3,933.87	6,300.00
09300	Pool Maintenance Contract	.00	.00	.00	48,796.70	48,308.00	(488.70)	48,308.00
09325	Pool/Facilities Supplies	.00	250.00	250.00	861.99	1,500.00	638.01	2,000.00
09350	Pool/Facilities Repairs	.00	.00	.00	28,978.73	42,500.00	13,521.27	42,500.00
09400	Facilities Landscape Maintena	958.75	688.00	(270.75)	6,577.76	6,192.00	(385.76)	8,256.00
09404	Swim Team Liability Insurance	.00	.00	.00	3,943.64	3,500.00	(443.64)	3,500.00
09408	Swim Team Benches	.00	.00	.00	3,507.00	8,000.00	4,493.00	8,000.00
09410	Facilities/Pool Liab Insuranc	.00	.00	.00	5,742.00	7,000.00	1,258.00	7,000.00
09425	Facilities/Pool Property Taxe	.00	.00	.00	712.07	.00	(712.07)	5,500.00
09450	Facilities/Pool Electricity	855.66	1,000.00	144.34	7,357.09	6,700.00	(657.09)	8,900.00
09475	Facilities/Pool WIFI/Phone	.00	90.00	90.00	853.68	810.00	(43.68)	1,080.00
09500	Facilities/Pool Water	1,008.68	700.00	(308.68)	5,110.92	4,100.00	(1,010.92)	5,600.00
09510	Facilities Improvements	.00	.00	.00	3,568.13	10,000.00	6,431.87	10,000.00

# Fonn Villas Civic Association

Income/Expense Statement  
 Period: 09/01/16 to 09/30/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09520	Facilities Website	.00	.00	.00	499.00	1,000.00	501.00	1,700.00
09525	Facilities/Pool Other Expense	395.00	341.67	(53.33)	8,228.48	3,075.03	(5,153.45)	4,100.00
TOTAL FACILITIES/POOL EX		3,628.09	4,100.50	472.41	148,937.40	166,962.50	18,025.10	183,814.00
FACILITIES/POOL SURPLUS		(3,628.09)	(4,100.50)	472.41	6,594.11	4,617.50	1,976.61	(12,234.00)
TOTAL SURPLUS/(DEFICIT)		(17,872.79)	(14,945.33)	(2,927.46)	24,297.88	17,818.03	6,479.85	(5,118.00)
<div style="text-align: right; margin-right: 50px;">=====</div>								

TIRZ Board Meeting- September 30, 2016

- Bond Funding Analysis
  - Current life of TIRZ too short to get financing to do all CIP projects
  - TIRZ to look at annexation of Memorial Green to raise more money
- North Gessner
  - Klotz continuing work on all phases of project
- Memorial Drive
  - Got \$10.4MM in federal funding
  - Must comply with TXDOT requirements
  - Current plan (see illustration)
    - 8ft shared use paths on both sides of Memorial
    - 3ft and 4ft buffers between road and paths
  - Going forward with Beltway to Tallowood
  - If extension to Gessner then a separate project would be done. This allows federal funding to stay in place.
- Shared-Use Path; Memorial to Terry Hershey Park
  - Partners
    - TXDOT
    - COH
    - TIRZ17
    - HGAC
    - Memorial Mngmt District
  - 8ft share use path
  - 5ft buffer between road and path
  - Fall 2017 start

The issue of extending life of TIRZ is coming.

Fonn Villas and Frostwood most impacted by flooding

If we want detention then extension would likely need to happen

Mixed responses from TIRZ area residents, especially north of Katy Freeway.

Open meeting Wednesday, October 26, 2016 at Memorial Forest Club at 7pm

Strongly urge as many board members as possible to attend

Fonn Villas Board Meeting

October 12 2016

Welcoming: One new family was welcomed

Documentation: No Report




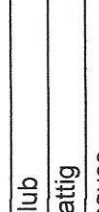
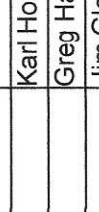
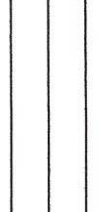
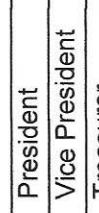
*Wete S. Smith*




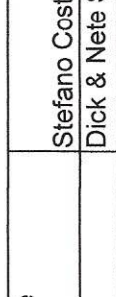
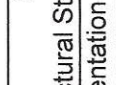

FONN VILLAS CIVIC  
ASSOCIATION

BOARD OF DIRECTORS

DATE: 06.12.2016

Officers	Name	Position	Signature	Telephone
President	Karl Holub	7		713-972-1211
Vice President	Greg Hattig	1		713-443-7108
Treasurer	Jim Gleaves	3		713-346-1337
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	Jana Johnson	2		832-656-0353
Member	Pat Clynes	6		713-824-8480
Parliamentarian	John Baugher	N/A		713-249-2262

COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Stefano Costantini		713-818-9393
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	Maurice Stadler		713-468-5369
Security	Pat Clynes		713-824-8480
Social Committee	Jana Johnson		832-656-0353
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Paul Dunne Tonya Wright		713-906-6127
Welcoming	Nete Sundt		713-467-1795
Webmaster	Maurice Stadler		713-468-5369
Maintenance Fund			

# FONN VILLAS CIVIC ASSOCIATION

## BLOCK REPRESENTATIVES

DATE: \_\_\_\_\_

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	<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

