

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

February 13, 2017

1. Call to Order

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on February 13, 2017 at the Pines Presbyterian Church.
- b. Board Members Present: Karl Holub, Christine Caulfield, Jim Gleaves, Kyle Hill, Craig Muirhead, and Joanna Rose
- c. Board Members Absent: Jana Johnson, Nete Sundt
- d. President Karl Holub called the meeting of the Association to order at 7:20 pm.

2. Review and Approval of Minutes – Christine Caulfield

- a. Minutes of the December 14, 2016 Board Meeting and January 18, 2017 Organizational 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

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

- a. No report

5. Executive Committee Reports

- a. Community Facilities – Karl Holub
 - i. Karl reported that he is in the process of obtaining bids for resurfacing the lap pool and replacing the lighting. He is also looking into replacing the lights on the light sticks near the pool as they are collecting water.
- b. Security – Karl Holub
 - i. No report
- c. Memorial Super Neighborhood – Karl Holub
 - i. Karl reported that no representative of FVCA attended monthly meeting this month, but that either he or Kyle Hill expect to attend the next meeting.

6. Advisory Committee Reports

- a. Restrictions and Architectural Neighborhood Standards Review
 - i. No report
- b. Community Facilities – Karl Holub

- i. Karl reported that the showers and outdoor faucet froze during cold weather and that he will have these repaired and go over winter maintenance requirements with management company.
- c. TIRZ 17 – David Tresch
 - i. See attached report
- d. Maintenance and Park – Kyle Hill
 - i. Kyle reported that he went over landscaping with Makeea Grainger, that he is working with the landscaping company, and that the landscapers planted seasonal flowers recently.
- e. Social – Jana Johnson (not present)
 - i. No report
- f. Directory – Sarah Valerius (not present)
 - i. No report
- g. Welcoming – Nete Sundt (not present)
 - i. Nete reported by email that one new family was welcomed.
- h. Documentation – Nete Sundt
 - i. No report
- i. Citizen Patrol – Maurice Stadler (not present)
 - i. Volunteers logged 3 hours in January.
- j. Website – Maurice Stadler (not present)
 - i. No report
- k. Newsletter – Maurice Stadler (not present)
 - i. No report

7. **Business**

- a. Dissolve advisory committee for restrictions and architectural and neighborhood standards review – Karl Holub
 - i. Karl Holub reported that the Committee was initially formed to compare our deed restrictions and standards with neighboring communities and recommend any revisions, but that we do not currently have anyone who is willing to lead this project.
 - ii. **Karl Holub made a motion to dissolve the advisory committee for restrictions and architectural and neighborhood standards review. Joanna Rose seconded. The motion passed unanimously.**
- b. Hire third-party company to identify and enforce restrictions and architectural and neighborhood standards – Karl Holub
 - i. Karl obtained 3 bids to monitor violations of deed restrictions and standards and recommended that the Association retain Beacon Residential Management to perform the service based on the attached bid and recommendation of Best Fit

Solutions. Beacon will provide proof of violations to the Board and send letters to residents who are in violation of the restrictions and standards.

- ii. **Karl Holub made a motion to retain Beacon Residential Management to perform the service of third party deed restriction enforcement. Jim Gleaves seconded. The motion passed unanimously.**
- c. Approve budget and amount, if any, to transfer from checking account to Vanguard Fund – Jim Gleaves
 - i. Jim presented the attached final budget for approval. The budget would provide a surplus of approximately \$10,000; however, this will be offset to some extent as a result of the Board's decision to retain Beacon Residential Management to monitor deed restriction violations.
 - ii. **Jim Gleaves made a motion to approve the attached budget for 2017. Craig Muirhead seconded. The motion passed unanimously.**
 - iii. Jim reported that the Association had a surplus of approximately \$2,000 at the end of the year and that, generally, that surplus would be moved to the Vanguard Fund; however, he is considering moving funds from the checking account to the fund on a more regular basis in order to increase interest. He will report on this further at the March meeting and provide recommendation for strategy going forward.

8. Adjourn

- a. Karl Holub adjourned the meeting at 8:03 pm.

Board of directors to meet Monday, February 13

February 20, 2017

Fonn Villas

The board of directors will meet Monday, February 13, 7:15 P.M., at **Pines Presbyterian Church**. 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** – Holub, Wallace, Seidensticker
 2. Security – Holub
 3. **Memorial Super Neighborhood** – Holub
6. Advisory committee reports
 1. Community facilities – Holub
 2. **TIRZ 17** – Tresch
 3. Maintenance and park – Hill
 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. Dissolve advisory committee for Restrictions and architectural and neighborhood standards review. Holub
 2. Hire third-party company to identify and enforce restrictions and architectural and neighborhood standards. Holub
 3. Approve budget and amount, if any, to transfer from checking account to Vanguard Fund. Gleaves
8. Adjournment

Remaining meeting dates this year are—

March 6,
April 10,
May 8,
June 12,
July 10,
September 11,

October 9,
November 13, and
December 11.

Article originally appeared on Fonn Villas (<http://fonnvillas.org/>).
See website for complete article licensing information.

Fonn Villas Civic Association

Balance Sheet

As of 01/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1002	Cash - Operating - Alliance	269,119.02			269,119.02
1007	EE Bonds Issued July 1992	50,040.00			50,040.00
1008	EE Bonds Issued May 1993	38,304.00			38,304.00
1009	Cash - Vanguard Fund	100,474.29			100,474.29
1300	Due from (to) Swim Club	(148,102.81)			(148,102.81)
1350	Due from (to) Maintenance			148,102.81	148,102.81
	TOTAL CASH & INVESTMENTS	309,834.50	.00	148,102.81	457,937.31
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	309,834.50	.00	230,476.81	540,311.31
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2105	Prepaid Newsletter Printing	499.12			499.12
2130	Construction Deposits	38,000.00			38,000.00
2200	Prepaid Assessments	10.01			10.01
	Subtotal Current Liab.	38,509.13	.00	.00	38,509.13
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
3900	Maintenance Fund	195,842.37			195,842.37
3904	Special Events Fund	22,579.41			22,579.41
3906	Swim Club Fund			144,419.86	144,419.86
	Current Year Net Income/(Loss)	52,903.59	.00	86,056.95	138,960.54
	Subtotal Equity	271,325.37	.00	230,476.81	501,802.18

Fonn Villas Civic Association

Balance Sheet

As of 01/31/17

Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	309,834.50	.00	230,476.81	540,311.31
		=====	=====	=====	=====

Fonn Villas Civic Association

Income/Expense Statement
Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
MAINTENANCE FUND REVENUE:								
04001	Assessments - Maintenance Fi	61,794.49	61,000.00	794.49	61,794.49	61,000.00	794.49	64,285.00
04002	Interest from July 1992 Bonds	984.00	948.00	36.00	984.00	948.00	36.00	1,908.00
04003	Interest from May 1993 Bonds	120.00	120.00	.00	120.00	120.00	.00	1,488.00
04004	Vanguard Interest/Capital Gai	188.68	254.50	(65.82)	188.68	254.50	(65.82)	1,884.00
04005	Alliance Bank Interest	18.87	15.00	3.87	18.87	15.00	3.87	180.00
04010	Transfer Fees	120.00	50.00	70.00	120.00	50.00	70.00	600.00
04012	Refinance Fee	120.00	35.00	85.00	120.00	35.00	85.00	420.00
04013	Construction Application Fee	400.00	.00	400.00	400.00	.00	400.00	2,500.00
04015	HO Interest Income	.00	.00	.00	.00	.00	.00	50.00
04020	HO Late Fees	.00	.00	.00	.00	.00	.00	750.00
Subtotal Maintenance Fund		63,746.04	62,422.50	1,323.54	63,746.04	62,422.50	1,323.54	74,065.00
SPECIAL EVENTS ACTIVITY								
04510	Business Donations	.00	.00	.00	.00	.00	.00	3,475.00
04520	Dues Revenue	235.00	250.00	(15.00)	235.00	250.00	(15.00)	750.00
04590	Community Events	.00	.00	.00	.00	.00	.00	(2,350.00)
04600	Directory Printing Expense	.00	.00	.00	.00	.00	.00	(1,850.00)
Special Events Income		235.00	250.00	(15.00)	235.00	250.00	(15.00)	25.00
TOTAL MAINTENANCE FUNC		63,981.04	62,672.50	1,308.54	63,981.04	62,672.50	1,308.54	74,090.00
MAINTENANCE EXPENSES								
05100	Constable Patrol	9,382.01	9,382.00	(.01)	9,382.01	9,382.00	(.01)	37,528.00
05150	Entrance Landscaping	516.25	458.33	(57.92)	516.25	458.33	(57.92)	5,500.00
05200	Entrance Maintenance	375.00	375.00	.00	375.00	375.00	.00	4,500.00
05250	Accounting & Admin	410.00	410.00	.00	410.00	410.00	.00	4,920.00
05300	Insurance - D&O Policy	.00	.00	.00	.00	.00	.00	3,100.00
05500	Legal	.00	166.67	166.67	.00	166.67	166.67	2,000.00
05550	Water	150.04	100.00	(50.04)	150.04	100.00	(50.04)	1,200.00
05600	Newsletter Delivery	80.00	61.67	(18.33)	80.00	61.67	(18.33)	740.00
05650	Electricity	32.41	43.75	11.34	32.41	43.75	11.34	525.00
05750	Post Office Box	.00	.00	.00	.00	.00	.00	280.00
05800	Office Supplies & Postage	6.74	83.33	76.59	6.74	83.33	76.59	1,000.00
05850	Architectural Standards	125.00	250.00	125.00	125.00	250.00	125.00	3,000.00
TOTAL MAINTENANCE EXPE		11,077.45	11,330.75	253.30	11,077.45	11,330.75	253.30	64,293.00

Fonn Villas Civic Association

Income/Expense Statement
 Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
TOTAL MAINT SURPLUS/(DE		52,903.59	51,341.75	1,561.84	52,903.59	51,341.75	1,561.84	9,797.00
FACILITIES/POOL REVENUE								
08100	Facilities Assessment-Full	83,250.00	83,000.00	250.00	83,250.00	83,000.00	250.00	91,875.00
08150	Facilities Assessment-Senior	9,899.04	9,000.00	899.04	9,899.04	9,000.00	899.04	10,000.00
08160	Facilities Assessment-Adj Sr.	3,250.00	750.00	2,500.00	3,250.00	750.00	2,500.00	750.00
08175	Pool Memberships - Non Mem	.00	.00	.00	.00	.00	.00	37,500.00
08200	Swim Team Dues	.00	.00	.00	.00	.00	.00	12,950.00
08250	Facilities Rentals	.00	.00	.00	.00	.00	.00	1,000.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	.00	.00	600.00
08350	Facility/Swim Sponsorships	.00	.00	.00	.00	.00	.00	6,000.00
08400	Facilities Other Revenue	.00	.00	.00	.00	.00	.00	1,000.00
TOTAL FACILITIES/POOL RE		96,399.04	92,750.00	3,649.04	96,399.04	92,750.00	3,649.04	161,675.00
FACILITIES/POOL EXPENSES								
09100	Accounting & Admin	410.00	410.00	.00	410.00	410.00	.00	4,920.00
09175	Printing & Postage	.00	62.50	62.50	.00	62.50	62.50	750.00
09250	Swim Team Expenses	.00	.00	.00	.00	.00	.00	19,600.00
09300	Pool Maintenance Contract	5,225.10	4,166.67	(1,058.43)	5,225.10	4,166.67	(1,058.43)	50,000.00
09325	Pool/Facilities Supplies	.00	.00	.00	.00	.00	.00	1,750.00
09350	Pool/Facilities Repairs	750.00	1,000.00	250.00	750.00	1,000.00	250.00	25,000.00
09400	Facilities Landscape Maintena	1,158.75	833.33	(325.42)	1,158.75	833.33	(325.42)	10,000.00
09404	Swim Team Liability Insurance	.00	.00	.00	.00	.00	.00	4,250.00
09410	Facilities/Pool Liab Insuranc	.00	.00	.00	.00	.00	.00	6,000.00
09425	Facilities/Pool Property Taxe	.00	.00	.00	.00	.00	.00	5,500.00
09450	Facilities/Pool Electricity	664.77	500.00	(164.77)	664.77	500.00	(164.77)	9,500.00
09475	Facilities/Pool WIFI/Phone	133.32	104.17	(29.15)	133.32	104.17	(29.15)	1,250.00
09500	Facilities/Pool Water	631.62	300.00	(331.62)	631.62	300.00	(331.62)	6,250.00
09510	Facilities Improvements	.00	.00	.00	.00	.00	.00	7,500.00
09520	Facilities Website	449.10	500.00	50.90	449.10	500.00	50.90	2,500.00
09525	Facilities/Pool Other Expense	919.43	750.00	(169.43)	919.43	750.00	(169.43)	6,500.00

Fonn Villas Civic Association

Income/Expense Statement
 Period: 01/01/17 to 01/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	TOTAL FACILITIES/POOL EX	10,342.09	8,626.67	(1,715.42)	10,342.09	8,626.67	(1,715.42)	161,270.00
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	FACILITIES/POOL SURPLUS:	86,056.95	84,123.33	1,933.62	86,056.95	84,123.33	1,933.62	405.00
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	TOTAL SURPLUS/(DEFICIT)	138,960.54	135,465.08	3,495.46	138,960.54	135,465.08	3,495.46	10,202.00
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TIRZ Board Meeting- January 23, 2017

- CIP Committee Report & CIP Updates
 - LAN
 - Sheraton parking lot
 - Construction continuing
 - Expected completion Jan 27, 2017
 - Detention south of I-10
 - Met with HCFCD in December
 - Currently exploring options and cost
 - Revising RDS and converting to FEMA level model
 - Memorial Drive
 - Kicked off internally
 - Finalizing project schedule
 - Reviewing sanitary sewer CCTV provided by COH
 - Klotz
 - Briar Branch W140 Improvements
 - Continue plans & documents for 1 construction package
 - N Gessner
 - Continuing design and PER
 - Waiting for COH and HCFCD response to prelim PER
 - External Funding
 - N Gessner with TXDOT
 - Target starting date is August 2018
 - Memorial Drive with TXDOT
 - Target starting date is August 2019

FONN VILLAS BOARD MEETING

FEBRUARY 13 2017

Welcoming:

1 new family was welcomed

Documentation:

No new documentation



January 12, 2017

Karl Holub
Fon Villas HOA
Houston, TX 77024

Dear Mr. Holub and For Villas HOA Board Members:

I would like to thank you for considering our company for your HOA management needs. Our company, Beacon Residential Management, offers a full service management that includes complete financial record keeping, monthly bill processing and payment service, as well as collections for past due accounts and consistent deed restriction enforcement.

All of our services are offered and aimed at making management easier for the serving board members in your community. We are well versed on all of the new laws recently passed by the Texas State Legislature that affect town home owner associations in a multitude of ways. We are ready and able to help your association stay compliant. Our company is accredited with the Better Business Bureau and we carry an A+ rating customer rating.

I understand you only wish to contract with our company for deed restriction violation enforcement. This correspondence outlines the general scope of those services being offered.

SCOPE OF SERVICES

- a. Handling all resident complaints or concerns regarding DRV issues thus insulating Board members from direct contact with the residents on a daily basis.
- b. Regular and consistent inspection of the community and enforcement of all deed restriction violations in accordance with the bylaws of the Association to include violation letters and representation in court if needed on behalf of the Association if necessary.
- c. Inspection schedule will include one inspection per month.
- d. Attendance at board meetings is not included in this contract but can be accommodated up to one time per year with adequate notice.

FEE SCHEDULE

The fee for your community based on monthly DRV inspections would be \$700.00 per month. All postage, photocopies, printing, and general office expenses will be billed to the Association **at cost**. Beacon Residential Management, LLC will advise the Board of any service

not considered normal (and therefore not included in the management fee) prior to any such service being performed or a supplementary fee being paid.

Beacon Residential Management does not charge any "hidden" fees such as collection fees, letter fees, etc. The costs for sending out a DRV letter currently are as follow:

Letter printing, envelope and handling	\$1.10 per letter
Postage	\$0.47 per letter
Certified letters (the cost for certified letters is billed back to the homeowner)	\$25.00 per letter

We do not charge any setup fees or any other type of hidden or service fees. Please contact me at either 713-594-7968 or by email at todd@BRMTexas.com if you have any questions. I look forward to hearing from you.

Sincerely,



Todd W. Miller
President



December 13, 2016

Re: Proposal of Deed Restriction Management Services
Fonn Villas Homeowners Association

Custom Management Services (CMS) is pleased to submit the following bid:

Deed Restriction and Architectural Control Service:

- Handle deed restriction enforcement as described in Fonn Villa's written procedures
- Provide copies of the Protective Covenants to the homeowners upon request
- Perform a minimum of one (1) audits of all lots per month
- Take pictures of all violations
- Send out violation notices to all homeowners in violation of the Protective Covenants
- Arrange lawn maintenance when necessary
- Provide copies to the Deed Restriction Chairperson and/or any other Board Member designated with results of the audits and copies of all correspondence and a listing of all open files
- Construct and send all correspondence to homeowners about violations
- List Custom Management Services name and phone number on all correspondence for homeowners to address any inquiries about any deed restriction problems
- Maintain a file on each property in the subdivision with copies of all correspondence between the Association and the Owner
- Upload all letters and pictures of Deed-Restriction violations to allow homeowners to review and respond online

Cost:

Deed Restriction \$ 867.50 per month (\$2.50 per home)

There will be a onetime startup fee of \$1500.00

The following out of pocket expenses will be re-billed monthly to the Association:

- Postage
- Copying @ twenty cents (\$.20) per copy
- Any printing or expense that is for the exclusive use of Fonn Villas Homeowners Association
- Any special projects not covered by contract @ \$100.00 per hour

I would like to thank you for this opportunity to bid. Let me assure you that no other Management Company will work harder for you than Custom Management Services will. If you have any questions or require additional information, please do not hesitate to call me or my Office Manager Jaime Burns at 281 319-4263.

Thank you,

Brian Danneman
President

not considered normal (and therefore not included in the management fee) prior to any such service being performed or a supplementary fee being paid.

Beacon Residential Management does not charge any "hidden" fees such as collection fees, letter fees, etc. The costs for sending out a DRV letter currently are as follow:

Letter printing, envelope and handling	\$1.10 per letter
Postage	\$0.47 per letter
Certified letters (the cost for certified letters is billed back to the homeowner)	\$25.00 per letter

We do not charge any setup fees or any other type of hidden or service fees. Please contact me at either 713-594-7968 or by email at todd@BRMTexas.com if you have any questions. I look forward to hearing from you.

Sincerely,



Todd W. Miller
President

DTA
Community Management

Proposal for Partial Service HOA Mgmt.

Deed Restrictions and Architectural Control Services

- Review of all Fonn Villas Architectural Standards provided
- One monthly visit to neighborhood per month
- Monthly reporting of all notices and complaints with photographic evidence and accurate record keeping
- Handling of all resident concerns and/or complaints in regards to enforcement of standards
- Board directs management on how to proceed and timing of any escalation letters etc are at sole discretion of the board of directors.
- Attendance in person of up to 2 meetings per year at no additional cost (additional billed 75.00 dollars per hour).

COST \$867.50 PER MONTH

ONE TIME START UP FEE- \$850.00 DOLLAR FLAT FEE

THE FOLLOWING EXPENSES WOULD BE RE-BILLED BACK TO HOA AS COST/NEED ARISES.

- Postage at cost
- Certified letters are \$35.00 dollars (billed back to Homeowner)
- Copying at .25 cents per copy
- Any printing expense for Fonn Villas HOA for their HOA only
- Legal testimony or witness time would be billed at \$150.00 dollar per hour for manager

Thank you for the opportunity to bid for your services. We pride ourselves on responsive, courteous, and professional service to our board of director(s) and residents served. Here at DTA we work on a team basis, and therefore you would be assigned to multiple managers that specialize in HOA work.

Thank you

Sincerely,
DTA Management Services Team Inc.
33300 Egypt Lane, Suite C800
Magnolia, TX 77354
832.364.6880

February 11 2017

I vote that the Fonn Villas Board hire Beacon Residential Management to handle our HOA management needs .

Vote Sundt










Fonn Villas Civic Association
2017 Budget Final

	348	348	348	348	348	348
# of Homes	0.022	0.022	0.022	0.02	0.02	0.02
Assessment Rate/Sq Ft	\$ 203	\$ 203	\$ 203	\$ 185	\$ 185	\$ 185
Average Assessment/Home						
Total Sq Ft						3,214,272
	Actual	Actual	Actual	Projected	Budget	DRAFT
	2013	2014	2015	2016	2016	Budget
						2017
I. Maintenance Fund Revenue						
4001 Assessments - Maintenance Fund	\$ 70,502	\$ 70,937	\$ 70,347	\$ 64,649	\$ 64,109	\$ 64,285
4002 Interest from July 1992 Bonds	1,692	1,752	1,836	1,908	1,908	1,908
4003 Interest from May 1993 Bonds	1,308	1,368	1,428	1,488	1,488	1,488
4004 Vanguard Interest/Capital Gains	209	1,380	975	4,177	1,884	1,884
4005 Alliance Bank Interest	-	-	103	180	180	180
4010 Transfer Fees	760	2,620	1,370	460	1,200	600
4012 Refinance Fees	-	-	540	540	420	420
4013 Construction Application Fee	-	-	-	3,450	-	2,500
4015 HO Interest Income	-	-	15	105	20	50
4020 HO Late Fees	461	513	1,011	1,000	750	750
Maintenance Fund Revenue	\$ 75,097	\$ 78,570	\$ 77,625	\$ 77,956	\$ 71,959	\$ 74,065
Special Events Activity						
4510 Directory Support Revenue	\$ 3,875	\$ 3,875	\$ 3,575	\$ 3,375	\$ 3,575	\$ 3,475
4520 Dues Revenue	1,465	1,420	615	570	1,465	750
4590 Community Events	-	-	(2,239)	(2,324)	(3,000)	(3,000)
4600 Directory Printing Expense	(1,536)	(1,595)	(1,770)	(1,920)	(1,850)	(1,850)
Special Events Revenue	\$ 3,806	\$ 3,702	\$ 182	\$ (299)	\$ 190	\$ (625)
Total Maintenance Fund Revenue	\$ 78,903	\$ 82,272	\$ 77,807	\$ 77,657	\$ 72,149	\$ 73,440
Maintenance Fund Expenses						
5100 Constable Patrol	\$ 35,741	\$ 35,741	\$ 37,230	\$ 37,528	\$ 37,528	\$ 37,528
5150 Entrance Landscaping	10,410	6,385	4,082	4,739	11,370	5,500
5200 Entrance Maintenance	270	227	268	6,735	2,125	4,500
5250 Accounting & Admin	5,444	5,275	4,962	4,920	4,920	4,920
5400 Insurance - D&O Policy	2,144	2,150	2,150	2,916	2,250	3,100
5500 Insurance - General Liability	2,121	2,940	-	-	-	-
Insurance - Crime	459	-	-	-	-	-
5550 Legal	1,108	9,711	6,958	1,058	1,225	2,000
5600 Water	966	742	924	1,110	850	1,200
5650 Newsletter Delivery	715	1,100	740	740	760	740
5700 Electricity	585	557	404	290	525	525
5720 Website	-	-	120	465	700	-
5750 Post Office Boxes	54	56	272	275	280	280
5800 Office Supplies & Postage	6	74	2,384	996	500	1,000
5850 Architectural Standards	-	4	-	3,075	2,000	3,000
Total Maintenance Expenses	\$ 61,030	\$ 65,598	\$ 60,801	\$ 64,847	\$ 65,033	\$ 64,293
I. TOTAL MAINTENANCE SURPLUS/(DEFICIT)	\$ 17,873	\$ 16,674	\$ 17,006	\$ 12,810	\$ 7,116	\$ 9,147
# of Adjusted Senior Rate Charged						3
# of Senior Rate Facilities Charged				100	100	100
# of Full Rate Facilities Charged				248	248	245
\$ Facilities Adjusted Sr. Rate						\$ 250
\$ Facilities Senior Rate				\$ 100	\$ 100	\$ 100
\$ Facilities Full Rate				\$ 375	\$ 375	\$ 375
II. Facilities/Pool Revenue						
8100 Facilities Assessment - Full	Data not provided		\$ 92,225	\$ 92,124	\$ 93,000	\$ 91,875
8150 Facilities Assessment - Senior			9,300	9,995	10,000	10,000
8160 Facilities Assessment - Adj Sr.			-	750	-	750
8175 Non Member Pool Memberships			49,715	35,237	45,000	37,500
8200 Swim Team Dues			16,561	10,549	16,000	12,950
8250 Facilities Rentals			2,573	802	-	1,000


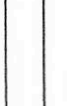
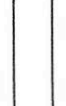







FONN VILLAS CIVIC
ASSOCIATION

BOARD OF DIRECTORS

DATE: February 13 2017

Officers	Name	Position	Signature	Telephone
President	Karl Holub	7		713-972-1211
Vice President	Craig Muirhead	6		832-746-8281
Treasurer	Jim Gleaves	3		713-346-1337
Member	Joanna Bono Rose	8		713-467-6130
Member	Nete Sundt	4		713-467-1795
Member	Kyle Hill	5		713-899-3054
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				
Parliamentarian		N/A		

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	Kyle Hill		713-899-3054
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.	Karl Holub & Kyle Hill		713-972-1211
Welcoming	Nete Sundt		713-467-1795
Webmaster	Maurice Stadler		713-468-5369
Maintenance Fund			

FONN VILLAS CIVIC ASSOCIATION

BLOCK REPRESENTATIVES

DATE: February 2017

Street	Name	Signature	Telephone
ATTINGHAM	Leslie Hattig		281-804-5820
BARRYKNOLL - EAST	Carey McCord		713-973-9913
BARRYKNOLL - WEST			
BENDWOOD	Tonya Wright		713-827-0680
BROKEN BOUGH	Diana Chenoweth		713-984-9592
COBBLESTONE	Karen Lee		713-647-9844
HALLIE - LOWER	Cindy Brown		713-464-7442
HALLIE - UPPER			713-
KIMBERLEY	Terri Lamb		713-467-5262
KINGSRIDE - EAST			
KINGS RIDE - WEST	Bob Atkinson		713-465-7655
LORNMEAD	Brandon Frank		713-201-3422
OLD OAKS	Beth Hackworth		713-464-1852
PEBBLEBROOK - EAST			
PEBBLEBROOK - WEST	Jana Johnson		713-505-1128
PINEROCK	Jennifer 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

