

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

January 22, 2018

1. Call to Order

- a. The annual meeting of the Fonn Villas Civic Association was held on January 22, 2018 at the Pines Presbyterian Church.
- b. Board Members Present: Karl Holub, Jim Gleaves, Kyle Hill, Craig Muirhead, Joanna Rose (arrived late), and Nete Sundt
- c. Board Members Absent:
- d. President Karl Holub called the meeting of the Association to order at 7:18 pm.

2. Review and Approval of Minutes – Nete Sundt (Acting Secretary)

- a. Minutes of the January 18, 2017 Annual Meeting are posted on the FVCA website.
- b. **Kyle Hill made a motion to approve the minutes. Jim Gleaves seconded. The motion passed unanimously.**

3. Treasurer's Report – Jim Gleaves

- a. See attached report
- b. Jim reported that the Association stuck close to the budget for 2017 with a deficit of approximately \$1300. The additional expense related to hiring a 3rd party for deed restriction enforcement.

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 the main pool has been chipped out and is being acclimated prior to resurfacing. This work will begin on the lap pool after the new lights arrive.
 - ii. Several leaks occurred during the recent cold weather and were repaired.
 - iii. Karl will continue to oversee the maintenance work being performed on the pool.
- b. Security – Karl Holub
 - i. Pat Clynes indicated that the amount paid by the Association for the Constable service increased approximately 3% this year and that the expense goes up approximately once every three years. Jim Gleaves indicated that the expense is approximately \$37,500 annually.
 - ii. Pat reminded residents to contact the Constable directly to report suspicious circumstances and indicate that you are a resident of Fonn Villas.
 - iii. If any resident is interested in volunteering for the Committee, please contact Craig Muirhead, Jonathan Patrick, or Pat Clynes.

- c. Memorial Super Neighborhood – Karl Holub
 - i. Karl reported that the Association lost its membership status due to missing too many consecutive meetings. The Association will seek reinstatement.

6. Advisory Committee Reports

- a. Community Facilities – Karl Holub
 - i. No additional report
- b. TIRZ 17 – David Tresch
 - i. David reported that he was unable to attend the December 5th meeting.
- c. Maintenance and Park – Kyle Hill
 - i. Kyle reported that the wreaths were placed on the entrances for the holidays, the light was replaced at Bendwood Park, and new plants were planted in the pool area.
- d. Social
 - i. The Social Committee currently has no Chairperson.
- e. Directory – Sarah Valerius (not present)
 - i. Continued discussion about whether to print the directory and/or make available to residents online.
- f. Welcoming – Nete Sundt
 - i. Nete reported that she welcomed 18 new families in 2017.
- g. Documentation – Nete Sundt
 - i. Nete reported that she is planning to update Board members' binders with some additional documentation.
- h. Newsletter – Laurie Gleaves (Acting Chair) – not present
 - i. Jim Gleaves encouraged residents to submit information for the Association newsletter.
- i. Citizen Patrol – Maurice Stadler (not present)
 - i. Volunteers logged 4 hours in December.
 - ii. If any resident is interested in volunteering for Citizen Patrol, please visit the Fonn Villas website for additional information or contact Maurice Stadler.
- j. Website – Maurice Stadler (not present)
 - i. No report

7. Business

- a. Elect directors – Nete Sundt

- i. Karl Holub (Position #7) and Joanna Rose (Position #8) are rotating off the Board, and Positions #9, 1, and 2 are also vacant.
- ii. A quorum of ballots was announced by Nete Sundt, Sergeant at Arms.
- iii. Three new board members were elected:
 - Position 7 – Toni Meason
 - Position 8 – Jonathan Patrick
 - Position 9 – Alisa Williams

8. Adjourn

- a. Karl Holub adjourned the meeting at 7:42 pm.

Annual meeting of members Monday, January 22

December 13, 2017

Fonn Villas

The regular annual meeting of members will be held Monday, January 22, 7:15 P.M., at **Pines Presbyterian Church**. Here is the agenda:

1. Call to order
2. Approval of **minutes** – Sundt
3. Treasurer report – J. 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. **Newsletter** – L. Gleaves
 9. **Citizen Patrol** – Stadler
 10. Website – Stadler
7. Business
 1. Elect directors. Sundt
8. Adjournment

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

See website for complete article licensing information.

Fonn Villas Civic Association

Balance Sheet
 As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1002	Cash - Operating - Alliance	91,963.07			91,963.07
1003	Cash - Money Mkt - Alliance	101,786.83			101,786.83
1007	EE Bonds Issued July 1992	51,036.00			51,036.00
1008	EE Bonds Issued May 1993	39,720.00			39,720.00
1009	Cash - Vanguard Fund	102,415.00			102,415.00
1300	Due from (to) Swim Club	(53,871.35)			(53,871.35)
1350	Due from (to) Maintenance			53,871.35	53,871.35
	TOTAL CASH & INVESTMENTS	<u>333,049.55</u>	<u>.00</u>	<u>53,871.35</u>	<u>386,920.90</u>
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	<u>.00</u>	<u>.00</u>	<u>82,374.00</u>	<u>82,374.00</u>
	TOTAL ASSETS	<u>333,049.55</u>	<u>.00</u>	<u>136,245.35</u>	<u>469,294.90</u>
=====					
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2105	Prepaid Newsletter Printing	(100.38)			(100.38)
2130	Construction Deposits	19,000.00			19,000.00
2200	Prepaid Assessments	88,897.40			88,897.40
	Subtotal Current Liab.	<u>107,797.02</u>	<u>.00</u>	<u>.00</u>	<u>107,797.02</u>
RESERVES:					
	Subtotal Reserves	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
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)	6,409.75	.00	(7,753.51)	(1,343.76)
		<u>6,409.75</u>	<u>.00</u>	<u>(7,753.51)</u>	<u>(1,343.76)</u>

Fonn Villas Civic Association

Balance Sheet

As of 12/31/17

Account	Description	Operating	Reserves	Other	Totals
	Subtotal Equity	224,831.53	.00	136,666.35	361,497.88
	TOTAL LIABILITIES & EQUITY	332,628.55	.00	136,666.35	469,294.90
		=====	=====	=====	=====

Fonn Villas Civic Association

Income/Expense Statement
Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
MAINTENANCE FUND REVENUE:								
04001	Assessments - Maintenance Fi	.00	.00	.00	64,285.39	64,285.00	.39	64,285.00
04002	Interest from July 1992 Bonds	.00	.00	.00	1,980.00	1,908.00	72.00	1,908.00
04003	Interest from May 1993 Bonds	132.00	132.00	.00	1,536.00	1,488.00	48.00	1,488.00
04004	Vanguard Interest/Capital Gai	3.99	138.00	(134.01)	2,129.39	1,884.00	245.39	1,884.00
04005	Alliance Bank Interest	44.00	15.00	29.00	519.54	180.00	339.54	180.00
04010	Transfer Fees	60.00	50.00	10.00	1,920.00	600.00	1,320.00	600.00
04012	Refinance Fee	60.00	35.00	25.00	300.00	420.00	(120.00)	420.00
04013	Construction Application Fee	750.00	625.00	125.00	1,150.00	2,500.00	(1,350.00)	2,500.00
04015	HO Interest Income	.00	.00	.00	41.38	50.00	(8.62)	50.00
04016	HO DR Certified Letter Fees	25.00	.00	25.00	150.00	.00	150.00	.00
04020	HO Late Fees	.00	.00	.00	450.00	750.00	(300.00)	750.00
Subtotal Maintenance Fund		1,074.99	995.00	79.99	74,461.70	74,065.00	396.70	74,065.00
SPECIAL EVENTS ACTIVITY								
04510	Business Donations	.00	3,475.00	(3,475.00)	.00	3,475.00	(3,475.00)	3,475.00
04520	Dues Revenue	.00	500.00	(500.00)	235.00	750.00	(515.00)	750.00
04590	Community Events	(633.93)	(1,850.00)	1,216.07	(1,111.14)	(2,350.00)	1,238.86	(2,350.00)
04600	Directory Printing Expense	.00	(1,850.00)	1,850.00	.00	(1,850.00)	1,850.00	(1,850.00)
Special Events Income		(633.93)	275.00	(908.93)	(876.14)	25.00	(901.14)	25.00
TOTAL MAINTENANCE FUNC		441.06	1,270.00	(828.94)	73,585.56	74,090.00	(504.44)	74,090.00
MAINTENANCE EXPENSES								
05100	Constable Patrol	.00	.00	.00	37,528.04	37,528.00	(.04)	37,528.00
05150	Entrance Landscaping	1,033.50	458.37	(575.13)	5,164.87	5,500.00	335.13	5,500.00
05200	Entrance Maintenance	.00	375.00	375.00	3,306.25	4,500.00	1,193.75	4,500.00
05250	Accounting & Admin	410.00	410.00	.00	4,920.00	4,920.00	.00	4,920.00
05275	DR Enforcement	.00	.00	.00	7,577.53	.00	(7,577.53)	.00
05300	Insurance - D&O Policy	.00	.00	.00	2,980.00	3,100.00	120.00	3,100.00
05450	Insurance - Crime	.00	.00	.00	595.00	.00	(595.00)	.00
05500	Legal	.00	166.63	166.63	165.00	2,000.00	1,835.00	2,000.00
05550	Water	75.30	100.00	24.70	1,198.82	1,200.00	1.18	1,200.00
05600	Newsletter Delivery	.00	61.63	61.63	640.00	740.00	100.00	740.00
05650	Electricity	24.02	43.75	19.73	269.81	525.00	255.19	525.00
05750	Post Office Box	.00	.00	.00	64.00	280.00	216.00	280.00
05800	Office Supplies & Postage	.00	83.37	83.37	416.49	1,000.00	583.51	1,000.00
05825	Meeting Expenses	200.00	.00	(200.00)	500.00	.00	(500.00)	.00

Fonn Villas Civic Association

Income/Expense Statement
Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
05850	Architectural Standards	.00	250.00	250.00	1,850.00	3,000.00	1,150.00	3,000.00
TOTAL MAINTENANCE EXPE		1,742.82	1,948.75	205.93	67,175.81	64,293.00	(2,882.81)	64,293.00
TOTAL MAINT SURPLUS/(DE		(1,301.76)	(678.75)	(623.01)	6,409.75	9,797.00	(3,387.25)	9,797.00
FACILITIES/POOL REVENUE								
08100	Facilities Assessment-Full	.00	.00	.00	88,125.00	91,875.00	(3,750.00)	91,875.00
08150	Facilities Assessment-Senior	.00	.00	.00	9,999.04	10,000.00	(.96)	10,000.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	3,250.00	750.00	2,500.00	750.00
08175	Pool Memberships - Non Mem	.00	.00	.00	26,112.50	37,500.00	(11,387.50)	37,500.00
08200	Swim Team Dues	.00	.00	.00	9,902.13	12,950.00	(3,047.87)	12,950.00
08250	Facilities Rentals	.00	.00	.00	540.00	1,000.00	(460.00)	1,000.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	600.00	(600.00)	600.00
08350	Facility/Swim Sponsorships	.00	.00	.00	4,300.00	6,000.00	(1,700.00)	6,000.00
08400	Facilities Other Revenue	.00	.00	.00	139.50	1,000.00	(860.50)	1,000.00
TOTAL FACILITIES/POOL RE		.00	.00	.00	142,368.17	161,675.00	(19,306.83)	161,675.00
FACILITIES/POOL EXPENSES								
09100	Accounting & Admin	410.00	410.00	.00	5,420.00	4,920.00	(500.00)	4,920.00
09175	Printing & Postage	478.18	62.50	(415.68)	514.53	750.00	235.47	750.00
09250	Swim Team Expenses	.00	.00	.00	16,492.49	19,600.00	3,107.51	19,600.00
09300	Pool Maintenace Contract	.00	.00	.00	48,308.45	50,000.00	1,691.55	50,000.00
09325	Pool/Facilities Supplies	.00	.00	.00	3,282.83	1,750.00	(1,532.83)	1,750.00
09350	Pool/Facilities Repairs	.00	.00	.00	5,502.35	25,000.00	19,497.65	25,000.00
09400	Facilities Landscape Maintena	1,916.50	833.37	(1,083.13)	10,718.38	10,000.00	(718.38)	10,000.00
09404	Swim Team Liability Insurance	.00	.00	.00	4,200.00	4,250.00	50.00	4,250.00
09410	Facilities/Pool Liab Insuranc	.00	.00	.00	5,329.00	6,000.00	671.00	6,000.00
09425	Facilities/Pool Property Taxe	.00	5,500.00	5,500.00	(9,424.23)	5,500.00	14,924.23	5,500.00
09450	Facilities/Pool Electricity	609.47	500.00	(109.47)	8,410.47	9,500.00	1,089.53	9,500.00
09475	Facilities/Pool WIFI/Phone	159.85	104.13	(55.72)	1,726.71	1,250.00	(476.71)	1,250.00
09500	Facilities/Pool Water	1,016.58	400.00	(616.58)	12,171.04	6,250.00	(5,921.04)	6,250.00
09510	Facilities Improvements	.00	.00	.00	31,333.00	7,500.00	(23,833.00)	7,500.00
09520	Facilities Website	.00	.00	.00	449.10	2,500.00	2,050.90	2,500.00

Fonn Villas Civic Association

Income/Expense Statement
 Period: 12/01/17 to 12/31/17

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09525	Facilities/Pool Other Expense	.00	.00	.00	5,687.56	6,500.00	812.44	6,500.00
TOTAL FACILITIES/POOL EX		4,590.58	7,810.00	3,219.42	150,121.68	161,270.00	11,148.32	161,270.00
FACILITIES/POOL SURPLUS/		(4,590.58)	(7,810.00)	3,219.42	(7,753.51)	405.00	(8,158.51)	405.00
TOTAL SURPLUS/(DEFICIT)		(5,892.34)	(8,488.75)	2,596.41	(1,343.76)	10,202.00	(11,545.76)	10,202.00