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

June 11, 2018

1. Call to Order

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on June 11, 2018 at the Pines Presbyterian Church.
- b. Board Members present: Craig Muirhead, Jim Gleaves, Nete Sundt, Toni Meason, Alisa Williams, John Baugher.
- c. Craig Muirhead called the meeting of the Association to order at 7:19 p.m.
- d. Passing of 52 year resident Ben Chambers was honored.

2. Approval of Minutes

- a. Nete Sundt made a motion to approve the minutes of the May 14, 2018 meeting. Jim Gleaves seconded. Motion passed.

3. Treasurer's Report

- a. Jim Gleaves reported that the water bill is higher.
- b. All residences have paid the maintenance fee.
- c. Insurance coverage is \$9,600, which is a \$246 increase.
- d. Reappraisal of the pool is due and will submit change in coverage.
- e. Swim team is on budget.

4. Architectural Standards Report

- a. Architectural Control Committee met and new home applications.

5. Executive Committee Reports

- a. Kyle Hill reported diving board repaired. Leak in main pool requiring leak detection company. Jim Gleaves will check with city about leak cost reduction on bill. Nete suggested changing locks to secure clubhouse or two separate boxes. We have 46 non-resident members.
- b. Jonathan Patrick reported break in of an unoccupied home. Payment requests to constable are being collected from all patrolled neighborhoods. Stop sign at Broken Bough and Hallie not being

observed and requested constable monitor that problem. Request to remove crime report of Fonn Villas from Facebook page. Jonathan did not attend the last Super Neighborhood meeting.

6. Advisory Committee Report

- a. Community Facilities Report-Kyle Hill
 - 1. See above
- b. TIRZ 17
 - 1. Report attached
- c. Maintenance & Park-Kyle Hill
 - 1. No report. Attingham hedges done well. Some incomplete on fence line.
- d. Social-Alisa Williams
 - 1. First food truck made \$1500. Taco truck next Friday.
 - 2. July truck is ice cream and August truck is chicken and waffles. They both have minimums.
 - 3. Suggested applying special events fund from Best Fit to cover the special events cost.
 - 4. July 4th party the same tradition.
- e. Welcoming-Nete Sundt
 - 1. Report attached.
- f. Documentation-Sundt
 - 1. Management Certificate Document attached.
- g. Newsletter-Laurie Gleaves
 - 1. Email to block captains
- h. Citizen on Patrol-Maurice Stadler
 - 1. No report
- i. Website-Maurice Stadler
 - 1. No report

7. Business

- 1. No report

8. Meeting adjourned 8:02 p.m.



Clyde
Jon Meason

TIRZ Board Meeting- May 22, 2018

- T&C Way Project
 - Still on schedule
 - Western half of roundabout being constructed
 - Completion date Sept 2018
- Memorial Drive
 - TXDOT/LAN review in June
 - TXDOT wants another town meeting on project
 - BHV did not sign interlocal agreement
 - Negotiations continue
 - BHV concerned if project goes over budget
- W140
 - Needs COH signatures

Status Report: May 2018

Town & Country West Drainage & Mobility Improvements (T-1717)

Reconstruction and Drainage Improvements
WBS No. N-T17000-0014-7

TIRZ 17

REDEVELOPMENT

AUTHORITY

Project Location

A portion of this project is located along Town & County Way between Beltway 8 frontage road and Town & Country Lane, south of IH-10. The other portion of this project is located along Town & County Boulevard between Town & County Way and IH-10 Frontage Road. This project is located in City Council District G.



Project Purpose

Improve drainage by increasing conveyance and storage

- Oversized reinforced concrete storm sewer box culverts will provide approximately 6.5 acre-feet of storage

Improve mobility, safety, and quality of life

- Extending Town & Country Way west to the Beltway 8 Northbound Frontage Road
- Installing a roundabout at the new intersection of Town & Country Way and Town & Country Boulevard
- Adding pedestrian friendly wider sidewalks, gathering area, and various other softscape/hardscape elements
- Replacing aging public utilities that have exceeded their useful service life

Project Description

The overall construction will consist of installation of oversized subsurface storm water detention system using reinforced concrete storm sewer boxes ranging in size from 6'x9' to 10'x10'; re-aligning Town & Country Blvd and Town & Country Way to eliminate the existing 75' street offset, construction of a one-lane roundabout at the new intersection of Town & Country Blvd and Town & Country Way, and construction of a new 3-lane concrete roadway extending Town & Country Way west to Beltway 8 frontage road, and replacement of water and sanitary sewer lines. The project will also include enhanced concrete sidewalks, paved crosswalks, pedestrian lighting, street lighting, enhanced landscaping and special paved areas for public gathering.

Status Report

- Working on northbound lane of Town & Country Blvd. between IH10 frontage road and roundabout.
- Constructing connection of Town & Country Way to BW8 frontage road.
- Installing decorative sidewalk paver inserts along Town & Country Blvd. and Town & Country Way.
- Traffic pattern was switched to two-way traffic on east side of Town & Country Blvd. (TCP PH2, Step 3)

Status Report: May 2018

Town & Country West Drainage & Mobility Improvements (T-1717)

Construction Schedule

Construction Phase	Scheduled Completion
Phase 1: Public Utilities	
<ul style="list-style-type: none">Install all proposed waterlinesInstall all proposed sanitary sewer lines	Nov. 2017
Phase 2: Town & Country Blvd	
<ul style="list-style-type: none">Install storm sewer boxesReconstruct Town & Country Blvd	April 2018
Phase 3: Town & Country Way	
<ul style="list-style-type: none">Install storm sewer boxesConstruct new extension road to Beltway 8Construct western half of roundabout	May 2018
Phase 4: Roundabout	
<ul style="list-style-type: none">Install storm sewer boxesConstruct eastern half of roundaboutReconstruct Town & Country Way east to Town & Country Lane	Sep. 2018

Payment Estimates

Original Contract Amount	\$8,478,677.80
Change Order Amount to Date	-\$230,135.00
Current Contract Amount	\$8,248,542.80
Previous Payments	\$3,975,921.84
Current Payment Due	\$233,229.22
Contract Completion Date	9/13/2018

Construction Time

- Contract time is 365 calendar days.
- Notice to Proceed date: September 12, 2017

Contact Information

Construction Manager (CM)
Lockwood, Andrews, and Newnam, Inc. (LAN)
2925 Briarpark Dr., Suite 400
Houston, TX 77042

Contractor
SER Construction Partners, LLC
3636 Pasadena Blvd.
Pasadena, TX 77503

For more information please visit www.houstontirz17.org

Progress Photos



Constructing NB Town & Country Blvd. - looking north



Installing decorative sidewalk paver inserts along Town & Country Blvd.



Constructing Town & Country Way connection to BW8 frontage road



Decorative sidewalk paver inserts installed along Town & Country Way

Memorial City Redevelopment Authority - TIRZ 17
One-Page Monthly Consultant Report

May 2018

Memorial Drive Improvements - BW 8 Frontage Road to Tallowood Rd

Ongoing Activities:

Item	Description
1	Kicked off all sub-consultants
2	Developed baseline schedule
3	Developed draft typical section.
4	Developed draft roadway alignment.
5	Conducted site visits to investigate encroachments and obstacles for proposed alignment

Preliminary HMGP Grant Investigations for TIRZ 17

Ongoing Activities:

Item	Description
1	Continuing to model output
2	Developing damage estimates
4	Developing benefits estimates
4	Identifying potential project candidates for HMGP
5	Drafting NOI

Monthly Status Report

**Project: Memorial City Redevelopment Authority / TRZ 17
Briar Branch (W140-01-00) Channel Improvements &
Briar Branch 'Straws' and Bunker Hill Bridge**

CIP No: T-1734 & T-1734B

WBS No. N-T17000-0018-3

Period: Through May 17, 2018

RPS Klotz Assoc. Project No: 1111.002.000 / 006314

Activities This Period

1. Authorizations
 - a. Ph II Final Design - Authorization received dated 03-07-14, 09-06-16
 - b. Ph II Final Design – Authorization for fund reallocation 01-18-18.
2. Basic Services
 - a. Drainage Impact Study
 - 1.) Final “no objection” letter received from HCFCD 01-03-18.
 - 2.) COH approval granted 09-22-17.
 - b. Construction Drawings
 - 1.) 95% plan comments received from COH 12-11-17. Comments addressed and 100% plans submitted to COH 03-15-18 when updated Geotech and Environmental reports obtained and incorporated. 100% plan comments received from COH 04-10-18. 100% plans resubmitted per comments 04-24-18.
 - 2.) 100% plans submitted to HCFCD 03-15-18 for simultaneous review. Transfer of easements in progress.
 - 3.) Final Notice Utility Letters coordinated with City and distributed by City 02-05-18. Coordination ongoing with CenterPoint, Comcast and AT&T. Additional files provided to CenterPoint 02-14-18 as requested. Met in the field with Comcast 03-01-18 to verify non-issue of conflicts. Additional files provided to AT&T 03-21-18 as requested.
 - 4.) Project manual complete and ready for final bid dates to be added once approvals received.
3. Additional Services
 - a. SWPPP
 - 1.) SWPPP Report submitted to COH 02-14-18. “No comments” letter received 03-12-18.
 - b. Environmental Investigation
 - 1.) Updated ESA I as 6-month expiration has passed. Resubmitted combined channel and straws report to City 03-07-18.



1160 Dairy Ashford, Suite 500, Houston, Texas 77079

T 281 589 7257 W rpsgroup.com/usa

Comments received 03-23-18; resubmitted final copy 03-26-18.
Letter authorizing utilization provided 04-04-18.

- c. Survey (Kuo)
 - 1.) Final survey control sheets provided and included in 100% plan set.
- d. Tree Protection (C.N. Koehl Urban Forestry)
 - 1.) Final tree protection sheets provided and included in 100% plan set.
- e. Geotechnical Investigation (Geotech Engineering)
 - 1.) Updated & finalized channel & straw geotech reports resubmitted to COH 03-07-18. Letter authorizing utilization provided 04-02-18.

4. Meetings

- a. Project Team Meetings as required.
- b. Additional meetings with TIRZ, SWA, HCFCD and COH as required.
- c. Attended and provided project updates at TIRZ Board Meeting and TIRZ Board CIP Committee Meeting as requested.

Activities Planned for Next Period

- 1. Ph II Final Design.
 - a. Basic and Additional Services
 - 1.) Obtain final approvals on construction drawings.
 - 2.) Finalize project manual and cost estimate.
 - 3.) Prepare for bidding and advertise.
 - 4.) Respond to comments and questions from HCFCD, COH and TIRZ.
 - b. Meetings
 - 1.) Project Team Meetings as required.
 - 2.) Additional meetings with TIRZ and SWA as required.
 - 3.) Coordination meetings with HCFCD and COH as required.
 - 4.) Attend and provide project update at TIRZ Board Meeting.

Issues and Information we are waiting to receive



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Monthly Progress Report

Project: Memorial City Redevelopment Authority / TIRZ 17

N. Gessner Drainage and Mobility Improvements – IH10 to Long Point

CIP No: T-1732A & T-1732B

CoHWBS/CSJ No. N-T17000-0010-3

TxDOT CSJ: 0912-72-373

Period: Through May 18, 2018

Job No: 1111.004.000/ Vision 006602

Prepared By: Morena G. Arredondo, P.E., ENV SP

Activities Completed this Period

1. Authorizations
 - a. 10-30-17 Submitted Additional Services Authorization for Fault Study
 - b. 12-08-17 Received authorization via Email by the Executive Director
 - c. 12-12-17 Authorized subconsultant to perform Fault Study
2. Basic Services
 - a. Submitted Updated PER to COH Interagency for Review
 - 1.) Received PER Comments
 - 2.) 12-01-17 Submitted PER Comment Responses
 - b. 12-01-17 Submitted Updated Drainage Impact Analysis Report & XPSWMM Model to CoH & TxDOT
 - 1.) 01-08-18 rcvd. COH Comments/ 02-13-18 rcvd. TxDOT Comments
 - c. 12-21-17 Submitted Draft DSR To TxDOT / DSR Approved 4-12-18
 - d. 01-02-18 Submitted Request to TxDOT to change project letting date
 - e. 03-04-18 Submitted Updated Design Schedule to TxDOT
3. Additional Services
 - a. Survey (KUO) – updates to conform to TxDOT requirements
 - b. Geotechnical Investigation (Aviles) –Received minor comments from COH.
 - c. ESA – ESA I complete. Preparing Final ESA II for submittal to COH and TxDOT
 - d. Categorical Exclusion (RPS) – Submitted to TxDOT 11-30-17
 - e. Fault Study (Aviles/Fugro) –Submitted to COH for review, received minor comments.
 - f. SW3P (RPS) – 30% design complete for TxDOT Submittal
 - g. Traffic Control Plan (RPS) – 30% design complete for TxDOT Submittal
 - h. Temporary Traffic Signal Design (RPS) – to be completed for 60% Submittal
 - i. Permanent Traffic Signal Design (RPS) – to be completed for 60% Submittal
 - j. Street Lighting (Isani) – to be completed for 60% Submittal
 - k. Tree Protection Plan (Koehl) – to be completed for 60% Submittal
 - l. Landscape Plans (SWA, TIRZ Subconsultant) – 30% design complete



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4. Meetings

a. Meetings with TxDOT

- 1.) 10-09-17 Kickoff Meeting
- 2.) 10-27-17 Environmental Scope Meeting
- 3.) 10-31-17 Drainage Scoping Meeting
- 4.) 12-05-17 Progress Meeting No. 1
- 5.) 02-14-18 DSR Meeting & Progress Meeting No. 2
- 6.) 03-05-18 Progress Meeting No. 3
- 7.) 03-05-18 Drainage Meeting to review TxDOT Comments
- 8.) 03-19-18 Landscaping Review Meeting with SWA
- 9.) 04-03-18 Progress Meeting No. 4
- 10.) 05-04-18 30% Design Submittal to TxDOT

b. Meetings with Council Member Brenda Stardig– City Hall

- 1.) 07-05-17 Project Coordination Meeting
- 2.) 12-12-17 Project Coordination Meeting
- 3.) 01-10-17 Project Coordination Meeting
- 4.) 02-08-18 Project Coordination Meeting
 - i. CM Requested Traffic Data for CVS at Gessner/IH-10
 - ii. TIRZ requested CM to provide Traffic Data.

c. Meetings with City of Houston

- 1.) 05-16-18 Drainage Review Meeting

Activities Planned for Next Period

2. Basic Services

- a. 01-08-18 Received COH Drainage Impact Analysis (DIA) Comments
 - 1.) Submit updated drainage report and model to COH within 2 weeks.
 - 2.) Upon receipt of COH drainage approval, request COH Pre-TRC Date and prepare Agenda
- b. 02-13-18 Received TxDOT Drainage Comments
 - 1.) Comments addressed
 - 2.) Upon receipt of COH drainage approval, submit approved drainage report and model

3. Additional Services

- a. Survey (KUO) – updating survey to conform to TxDOT requirements
- b. Geotechnical Investigation (Aviles) –Received minor comments from COH
- c. Fault Study (Aviles/Fugro) – Submitted to COH for review, received minor comments
- d. ESA – Preparing Final ESA II for submittal to COH and TxDOT

4. Meetings

- a. Meetings with TxDOT
 - 1.) 06-05-18 Progress Meeting
- b. Meetings with City of Houston Interagency as required.
- c. Meetings with Council Member Brenda Stardig– City Hall as requested.
- d. Project Team Meetings and Additional meetings with TIRZ as required.
- e. Provide project update at TIRZ CIP Committee and Board Meetings.
- f. Project Team Meeting with SWA as required.

Pending Items:

1. Authorization for TDLR/RAS Project Registration, Review, and Inspection – RPS will submit authorization request to TIRZ

MANAGEMENT CERTIFICATE
for
FONN VILLAS CIVIC ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

FONN VILLAS CIVIC ASSOCIATION, INC., a Texas non-profit corporation, files this Management Certificate pursuant to §209.004 of the Texas Property Code, as follows: 10R

- NAME OF SUBDIVISION:** The subdivision is composed of the following sections: Fonn Villas Section One (1), Fonn Villas Section Two (2), Fonn Villas Section Three (3), Fonn Villas Section Four (4), Fonn Villas Section Five (5), Fonn Villas Section Six (6). 60R
- NAME OF ASSOCIATION:** Fonn Villas Civic Association, Inc.
- RECORDING DATA FOR SUBDIVISION:**

PLATS

Section	Date Recorded	Vol/Page
1	12/28/1960	Vol. 77, Pg 8
2	6/28/1961	Vol. 82, Pg 1
3	3/20/1962	Vol. 88, Pg 1
4	3/30/1962	Vol. 88, Pg 16
5	11/20/1963	Vol. 106, Pg 20
6	5/11/1965	Vol. 127, Pg 59

- RECORDING DATA FOR THE ASSOCIATION (Declaration):**

RESTRICTIONS:

Section	Title of Document	Date Recorded	Harris County Clerk's File No.
1	Fonn Villas Restrictions	3/13/1961	B306067
2	Fonn Villas Restrictions	8/21/1961	B380607
3	Fonn Villas Restrictions	4/2/1961	B480942
4	Fonn Villas Restrictions	3/19/1963	B658598
5	Fonn Villas Restrictions	4/14/1964	B870332
6	Fonn Villas Restrictions	5/13/1965	C087961
1,2,3,4,5,6	Fonn Villas Restrictions	10/26/1973	E007868

Section	Title of Document	Date Recorded	Harris County Clerk's File No.
1,2,3,4,5,6	First Amendment to Fonn Villas Restrictions	10/1/1984	J717131
1,2,3,4,5,6	2005 Amendment to Fonn Villas Restrictions	5/5/2005	Y446554
1,2,3,4,5,6	Third Amendment to the Fonn Villas Restrictions	3/27/15	20150123384

ARCHITECTURAL GUIDELINES:

Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards (June 1, 1998), recorded as part of Affidavit to Authenticate Resolution and Guidelines dated December 2, 2004 under Clerk's File No. Y116939 and under Instrument No. 200719593 on December 9, 2004.

Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards (February 5, 2007), recorded as part of Affidavit For Resolution For Architectural Control Guidelines and Management Certificate dated February 19, 2007 under Instrument No. 20070112136 on February 22, 2007.

Application to Architectural Control Committee (ACC), recorded as part of the Secretary's Certificate of Filing dated June 9, 2010 under Clerk's Instrument No. 20100285161 on July 6, 2010.

Certificate of Amendment to the Guidelines For Architectural and Neighborhood Standard of Fonn Villas Civic Association, Inc., recorded under Secretary's Certificate of Filing dated January 17, 2011 under Instrument No. 20110037863 on January 27, 2011.

Fonn Villas Civic Association Guidelines for Solar Energy Devices dated December 28, 2011, recorded under Instrument No. 20110548144 on December 30, 2011.

Fonn Villas Civic Association Guidelines for Display of Certain Religious Items dated December 28, 2011, recorded under Instrument No. 20110548145 on December 30, 2011.

Fonn Villas Civic Association Guidelines for Rainwater Recovery Systems dated December 28, 2011, recorded under Instrument No. 20110548148 on December 30, 2011.

Fonn Villas Civic Association Guidelines for Certain Roofing Materials dated December 28, 2011, recorded under Instrument No. 20110548149 on December 30, 2011.

Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards (April 2, 2012), recorded under Secretary's Certificate of Filing dated April 2, 2012 under Instrument No. 20129162146 on April 16, 2012.

Application to Architectural Control Committee recorded under Secretary's Certificate of Filing dated April 2, 2012 under Instrument No. 20129162146 on April 16, 2012.

Procedures to be Followed by the "Architectural Standards Committee" (ASC) and the "Architectural Control Committee" (ACC) for the Enforcement of the "Fonn Villas Restrictions" & the "Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards" (February 1, 2010, with addendum of March 1, 2010, as amended on March 5, 2012), recorded as part of Secretary's Certificate dated April 2, 2012 under Instrument No. 20120162144 on April 16, 2012.

Certificate of Second Amendment to the Guidelines for Architectural and Neighborhood Standards of Fonn Villas Civil Association, Inc., dated July 31, 2015 and recorded under Instrument No. 20150347192 on August 4, 2015.

Procedures to be Followed by the "Architectural Standards Committee" (ASC) and the "Architectural Control Committee" (ACC) for the Enforcement of the "Fonn Villas Restrictions" & the "Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards" (February 1, 2010, with addendum of March 1, 2010, as amended on March 5, 2012 & January, 2016), recorded under Secretary's Certificate dated January 16, 2016 under Instrument No. RP-2016-31669 on January 25, 2016.

Major Construction: Demolition, New Construction of Buildings, External Home Addition and Remodeling (Addendum to Guidelines for Architectural and Neighborhood Standards) [to include Major Construction Application Fees, Application for Major Construction with Checklist, Construction Deposit Agreement], recorded under Secretary's Certificate of Filing dated January 16, 2016 under Instrument No. RP-2016-31670 on January 25, 2016.

CORPORATE DOCUMENTS:

Fonn Villas Civic Association Records Retention Policy dated December 28, 2011, recorded under Instrument No. 20110548146 on December 30, 2011.

Fonn Villas Civic Association Records Production and Copying Policy dated December 28, 2011, recorded under Instrument No. 20110548147 on December 30, 2011.

Fonn Villas Civic Association Payment Plan Policy dated April 12, 2012, recorded as part of Secretary's Certificate dated April 2, 2012 under Instrument No. 20120162144 on April 16, 2012.

Fonn Villas Civic Association Payment Plan (form), recorded as part of Secretary's Certificate dated April 2, 2012 under Instrument No. 20120162144 on April 16, 2012.

Procedures For Handling the Minutes of All Meetings, recorded as part of Secretary's Certificate dated April 2, 2012 under Instrument No. 20120162144 on April 16, 2012.

Fonn Villas Maintenance Fund - Timeline, recorded as part of Secretary's Certificate dated April 2, 2012 under Instrument No. 20120162144 on April 16, 2012.

Procedure For the Financial Management of the Fonn Villas Civic Association Maintenance Fund (Amended April 2, 2012), recorded as part of Secretary's Certificate dated April 2, 2012 under Instrument No. 20120162144 on April 16, 2012.

Certificate of Amendment to the Bylaws of Fonn Villas Civic Association, Inc (effective January 1, 1994), dated June 9, 2010, recorded as part of the Secretary's Certificate of Filing dated June 9, 2010 under Clerk's Instrument No. 20100285161 on July 6, 2010.


~~Certificate of Merger (Fonn Villas Swim Club, Inc. Into Fonn Villas Civic Association, Inc.),~~ recorded as part of Secretary's Certificate of Filing dated August 27, 2015 under Clerk's Instrument No. 20150417725 on September 14, 2015.

Plan and Agreement - Merger of Fonn Villas Swim Club, Inc. With and Into Fonn Villas Civic Association, Inc. Under the Name of "Fonn Villas Civic Association, Inc.", recorded as part of Secretary's Certificate of Filing dated August 27, 2015 under Clerk's Instrument No. 20150417725 on September 14, 2015.

5. **MAILING ADDRESS OF ASSOCIATION:** P. O. Box 79007, Houston, Texas 77279-9007.
6. **MAILING ADDRESS OF DESIGNATED REPRESENTATIVE:** Karl Holub, c/o Fonn Villas Civic Association, Inc., P. O. Box 79007, Houston, Texas 77279-9007.

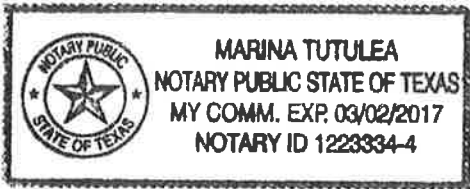
EXECUTED this the 11TH day of MARCH, 2016

FONN VILLAS CIVIC ASSOCIATION, INC.


Karl Holub, President and Designated Representative for
Fonn Villas Civic Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 11TH day of MARCH, 2016, by Karl Holub, President and designated representative for Fonn Villas Civic Association, Inc., a Texas non-profit corporation.



Marina Tutulea
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Lori E. Alderson, Esq.
1523 Avenue A
Katy, Texas 77493

**FILED FOR RECORD
8:00 AM**

MAY - 6 2016

Stan Stewart
County Clerk, Harris County, Texas

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL
PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time
stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris
County, Texas.

MAY - 6 2016



Stan Stewart
**COUNTY CLERK
HARRIS COUNTY, TEXAS**

FONN VILLAS BOARD MEETING

June 11, 2018

WELCOMING: 1 NEW FAMILY WELCOMED

DOCUMENTATION: 1 NEW MANAGEMENT CERTIFICATE FILED

Wete Sindt

**FONN VILLAS CIVIC
ASSOCIATION**

BOARD OF DIRECTORS

DATE: *Maurice Stadler June 11 2018*

Officers	Name	Position	Signature	Telephone
President	Craig Muirhead	1	<i>Craig Muirhead</i>	832-746-8281
Vice President	Vacant	6		
Treasurer	Jim Gleaves	3	<i>Jim Gleaves</i>	713-346-1337
Member	Jonathan Patrick	8		713-208-9448
Member	Vacant	2		
Member	Kyle Hill	5		713-899-3054
Sergeant-at-Arms	Nete Sundt	4N/A	<i>Nete Sundt</i>	713-467-1795
Member/Secretary	Toni Meason	7	<i>Toni Meason</i>	713-464-5698
Member	Alisa Williams	9	<i>Alisa Williams</i>	281-723-4120
Parliamentarian	John Baugher	N/A	<i>John Baugher</i>	713-249-2262

COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Stefano Costantini		713-818-9393
Documentation	Nete Sundt	<i>Nete Sundt</i>	713-467-1795
Citizen Patrol	Maurice Stadler		713-468-5369
Directory	Jill Erwin		713-464-3948
Parks, Maintenance & Entrances	Kyle Hill		713-899-3054
Newsletter	Lauri Gleaves		713-291-3380
Security	Jonathan Patrick		713-208-9448
Social Committee	Alisa Williams	<i>Alisa Williams</i>	281-723-4120
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Jonathan Patrick		713-208-9448
Welcoming	Nete Sundt	<i>Nete Sundt</i>	713-467-1795
Webmaster	Maurice Stadler		713-468-5369

Fonn Villas Civic Association

Income/Expense Statement
Period: 06/01/18 to 06/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
MAINTENANCE FUND REVENUE:								
04001	Assessments - Maintenance F	.00	.00	.00	70,713.79	70,714.00	(.21)	70,714.00
04002	Interest from July 1992 Bonds	.00	.00	.00	1,020.00	990.00	30.00	1,980.00
04003	Interest from May 1993 Bonds	132.00	120.00	12.00	792.00	768.00	24.00	1,524.00
04004	Vanguard Interest/Capital Gai	133.26	137.00	(3.74)	(322.73)	1,173.00	(1,495.73)	2,000.00
04005	Alliance Bank Interest	97.30	33.33	63.97	563.84	199.98	363.86	400.00
04010	Transfer Fees	240.00	66.67	173.33	1,400.00	400.02	999.98	800.00
04012	Refinance Fee	.00	20.83	(20.83)	360.00	124.98	235.02	250.00
04013	Construction Application Fee	2,250.00	.00	2,250.00	3,000.00	750.00	2,250.00	750.00
04015	HO Interest Income	.00	.00	.00	25.58	50.00	(24.42)	50.00
04016	HO DR Certified Letter Fees	.00	.00	.00	150.00	.00	150.00	.00
04020	HO Late Fees	.00	.00	.00	275.00	750.00	(475.00)	750.00
04100	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
Subtotal Maintenance Fund		2,852.56	377.83	2,474.73	78,027.48	75,919.98	2,107.50	79,218.00
SPECIAL EVENTS ACTIVITY								
04510	Business Donations	.00	.00	.00	1,225.00	1,475.00	(250.00)	3,475.00
04520	Dues Revenue	.00	.00	.00	.00	.00	.00	750.00
04590	Community Events	15.00	.00	15.00	(4,199.97)	(4,250.00)	50.03	(5,350.00)
04600	Directory Printing Expense	.00	.00	.00	.00	.00	.00	(1,850.00)
Special Events Income		15.00	.00	15.00	(2,974.97)	(2,775.00)	(199.97)	(2,975.00)
TOTAL MAINTENANCE FUNE		2,867.56	377.83	2,489.73	75,052.51	73,144.98	1,907.53	76,243.00
MAINTENANCE EXPENSES								
05100	Constable Patrol	9,663.47	9,663.50	.03	28,990.41	28,990.50	.09	38,654.00
05150	Entrance Landscaping	516.75	458.33	(58.42)	2,844.50	2,749.98	(94.52)	5,500.00
05200	Entrance Maintenance	350.00	375.00	25.00	2,000.00	2,250.00	250.00	4,500.00
05250	Accounting & Admin	410.00	437.50	27.50	2,460.00	2,625.00	165.00	5,250.00
05275	DR Enforcement	733.60	750.00	16.40	5,289.12	4,500.00	(789.12)	9,000.00
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	600.00	5.00	600.00
05500	Legal	.00	.00	.00	2,102.70	1,000.00	(1,102.70)	1,000.00
05550	Water	276.27	100.00	(176.27)	973.03	600.00	(373.03)	1,200.00
05600	Newsletter Delivery	80.00	61.67	(18.33)	380.00	370.02	(9.98)	740.00
05650	Electricity	22.61	33.33	10.72	144.83	199.98	55.15	400.00
05720	Website	.00	.00	.00	162.00	162.00	.00	162.00
05730	Gifts	.00	.00	.00	131.05	.00	(131.05)	.00

Fonn Villas Civic Association

Income/Expense Statement
Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05750	Post Office Box	.00	.00	.00	.00	.00	.00	280.00
05800	Office Supplies & Postage	12.69	83.33	70.64	259.92	499.98	240.06	1,000.00
05850	Architectural Standards	.00	270.83	270.83	.00	1,624.98	1,624.98	3,250.00
TOTAL MAINTENANCE EXPE		12,065.39	12,233.49	168.10	49,312.56	49,272.44	(40.12)	74,636.00
TOTAL MAINT SURPLUS/(DE		(9,197.83)	(11,855.66)	2,657.83	25,739.95	23,872.54	1,867.41	1,607.00

FACILITIES/POOL REVENUE

08100	Facilities Assessment-Full	.00	.00	.00	88,124.10	88,875.00	(750.90)	88,875.00
08150	Facilities Assessment-Senior	.00	.00	.00	9,299.64	9,800.00	(500.36)	9,800.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	5,000.00	3,250.00	1,750.00	3,250.00
08175	Pool Memberships - Non Mem	2,100.00	13,000.00	(10,900.00)	23,950.00	35,000.00	(11,050.00)	35,000.00
08200	Swim Team Dues	135.00	2,750.00	(2,615.00)	7,776.56	11,500.00	(3,723.44)	11,500.00
08250	Facilities Rentals	.00	500.00	(500.00)	.00	500.00	(500.00)	750.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	.00	.00	250.00
08350	Facility/Swim Sponsorships	.00	.00	.00	5,250.00	4,500.00	750.00	4,500.00
08400	Facilities Other Revenue	.00	500.00	(500.00)	25.00	500.00	(475.00)	500.00
TOTAL FACILITIES/POOL RE		2,235.00	16,750.00	(14,515.00)	139,425.30	153,925.00	(14,499.70)	154,425.00

FACILITIES/POOL EXPENSES

09100	Accounting & Admin	410.00	437.50	27.50	2,460.00	2,625.00	165.00	5,250.00
09175	Printing & Postage	.00	62.50	62.50	49.00	375.00	326.00	750.00
09225	Membership Expense	.00	.00	.00	500.00	.00	(500.00)	.00
09250	Swim Team Expenses	6,993.79	8,000.00	1,006.21	17,125.26	18,000.00	874.74	18,000.00
09300	Pool Maintenance Contract	13,783.62	12,000.00	(1,783.62)	20,870.58	24,000.00	3,129.42	60,000.00
09325	Pool/Facilities Supplies	.00	350.00	350.00	.00	1,050.00	1,050.00	2,500.00
09350	Pool/Facilities Repairs	1,106.00	.00	(1,106.00)	11,125.82	10,000.00	(1,125.82)	10,000.00
09400	Facilities Landscape Maintena	958.25	1,000.00	41.75	7,605.50	6,000.00	(1,605.50)	12,000.00
09410	Facilities/Pool Liab Insuranc	9,600.00	12,250.00	2,650.00	9,600.00	12,250.00	2,650.00	12,250.00
09425	Facilities/Pool Property Taxe	.00	.00	.00	.00	.00	.00	6.00
09450	Facilities/Pool Electricity	784.91	1,000.00	215.09	2,807.62	4,000.00	1,192.38	9,500.00
09475	Facilities/Pool WIFI/Phone	.00	145.83	145.83	812.53	874.98	62.45	1,750.00
09500	Facilities/Pool Water	795.60	1,000.00	204.40	6,483.02	4,100.00	(2,383.02)	10,000.00
09510	Facilities Improvements	.00	.00	.00	30,717.48	7,500.00	(23,217.48)	7,500.00

Fonn Villas Civic Association

Income/Expense Statement
 Period: 06/01/18 to 06/30/18

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09520	Facilities Website	.00	.00	.00	.00	.00	.00	1,000.00
09525	Facilities/Pool Other Expense	830.00	.00	(830.00)	3,048.28	3,500.00	451.72	3,500.00
TOTAL FACILITIES/POOL EX		35,262.17	36,245.83	983.66	113,205.09	94,274.98	(18,930.11)	154,006.00
FACILITIES/POOL SURPLUS		(33,027.17)	(19,495.83)	(13,531.34)	26,220.21	59,650.02	(33,429.81)	419.00
TOTAL SURPLUS/(DEFICIT)		(42,225.00)	(31,351.49)	(10,873.51)	51,960.16	83,522.56	(31,562.40)	2,026.00
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Fonn Villas Civic Association

Balance Sheet
As of 06/30/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1002	Cash - Operating - Alliance	48,662.78			48,662.78
1003	Cash - Money Mkt - Alliance	102,316.98			102,316.98
1006	Alliance Bank - Swim Club			8,168.13	8,168.13
1007	EE Bonds Issued July 1992	52,056.00			52,056.00
1008	EE Bonds Issued May 1993	40,512.00			40,512.00
1009	Cash - Vanguard Fund	102,092.27			102,092.27
1300	Due from (to) Swim Club	(72,344.43)			(72,344.43)
1350	Due from (to) Maintenance			72,344.43	72,344.43
	TOTAL CASH & INVESTMENTS	273,295.60	.00	80,512.56	353,808.16
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	273,295.60	.00	162,886.56	436,182.16
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2105	Prepaid Newsletter Printing	223.12			223.12
2130	Construction Deposits	22,500.00			22,500.00
2200	Prepaid Assessments	1.00			1.00
	Subtotal Current Liab.	22,724.12	.00	.00	22,724.12
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
3900	Maintenance Fund	202,252.12			202,252.12
3904	Special Events Fund	22,579.41			22,579.41
3906	Swim Club Fund			136,666.35	136,666.35
	Current Year Net Income/(Loss)	25,739.95	.00	26,220.21	51,960.16
	Subtotal Equity	250,571.48	.00	162,886.56	413,458.04

Fonn Villas Civic Association

Balance Sheet
As of 06/30/18

Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	273,295.60	.00	162,886.56	436,182.16