

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

September 10, 2018

1. Call to Order

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on September 10, 2018 at the Pines Presbyterian Church.
- b. Board members present: Craig Muirhead, Jim Gleaves, Jonathan Patrick, Nete Sundt, Toni Meason
- c. Craig Muirhead called the meeting to order at 7:16 p.m.

2. Approval of Minutes

- a. Jim Gleaves made a motion to approve the minutes of the June 11, 2018 meeting. Nete Sundt seconded. Motion passed.

3. Treasurer's Report

- a. Budget is tracking without significant variances, except shortfalls due to lower non-resident swim club memberships and swim team signup. Half of pool replastering looking good. \$125,000 liquidity.
- b. Facilities reappraisal discussed at last meeting.
- c. Jim recommended insuring the property at the new appraised value, except for the swimming pool, but including mechanical breakdown coverage for the pool equipment. He will make a motion at next month's association meeting.

4. Architectural Standards Report

- a. Several new applications for new homes.
- b. No official report.
- c. Meeting scheduled for September 17, 2018.

5. Executive Committee Reports

- a. Community Facilities-Kyle Hill reported the leak by the front gate has been fixed. Still have leak in lap pool. Resurfacing may have caused leaks.
- b. Security-Jonathan Patrick had no incidents to report.
- c. Super Neighborhood-Jonathan Patrick reported no meeting in August.

6. Advisory Committee Reports

- a. Community Facilities Report-Kyle Hill-no report. Electrician needs to be called to fix lights at entrances. Nete reported electric blower has been stolen from clubhouse. Kyle will change combination on lock box.
- b. TIRZ-David Tresch-report attached.
- c. Social-Alisa Williams-report attached.
- d. Pedestrian Safety-Allison Marshall-report attached-Sidewalks have not been discussed since 2006. We would need approval from the city. We received one price estimate on contemplated routes for a grand total of \$407,500. There are city and other government programs that can cover part of the cost for areas that qualify.

- e. Welcoming-Nete Sundt-One new family in Fonn Villas.
- f. Documentation-Nete Sundt-no report.
- g. Citizen on Patrol-Maurice Stadler-report attached.
- h. Website-Maurice Stadler-no report.

7. Business

- a. Craig asked for volunteers to review architectural guidelines with regard to new builds and existing builds. More discussion is necessary.
- b. Discussion of toys in front yards. No conclusion reached.
- c. Discussion of overnight street parking problem. Permit parking option mentioned, but not practical.

8. Meeting adjourned 8:37 p.m.










Two handwritten signatures in blue ink. The top signature is 'Craig M. L. D.' and the bottom signature is 'Maurice Stadler'.





FONN VILLAS CIVIC
ASSOCIATION

BOARD OF DIRECTORS

DATE: Sept 16 2018

Officers	Name	Position	Signature	Telephone
President	Craig Muirhead	1		832-746-8281
Vice President	Vacant	6		
Treasurer	Jim Gleaves	3		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		713-467-1795
Member/Secretary	Toni Meason	7		713-464-5698
Member	Alisa Williams	9		281-723-4120
Parliamentarian	John Baugher	N/A		713-249-2262

COMMITTEE CHAIRS

Committee	Name	Signature	Telephone
Architectural Standards	Stefano Costantini		713-818-9393
Documentation	Nete Sundt		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		281-723-4120
Memorial City TIRZ Liaison	David Tresch		713-465-4097
Super Neighborhood Rep.	Jonathan Patrick		713-208-9448
Welcoming	Nete Sundt		713-467-1795
Webmaster	Maurice Stadler		713-468-5369

Fonn Villas Civic Association

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Balance Sheet As of 07/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1002	Cash - Operating - Alliance	35,621.37			35,621.37
1003	Cash - Money Mkt - Alliance	102,386.50			102,386.50
1007	EE Bonds Issued July 1992	53,100.00			53,100.00
1008	EE Bonds Issued May 1993	40,656.00			40,656.00
1009	Cash - Vanguard Fund	102,334.06			102,334.06
1300	Due from (to) Swim Club	(63,028.00)			(63,028.00)
1350	Due from (to) Maintenance			63,028.00	63,028.00
	TOTAL CASH & INVESTMENTS	271,069.93	.00	63,028.00	334,097.93
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	271,069.93	.00	145,402.00	416,471.93
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2105	Prepaid Newsletter Printing	132.19			132.19
2130	Construction Deposits	22,500.00			22,500.00
2200	Prepaid Assessments	1.00			1.00
	Subtotal Current Liab.	22,633.19	.00	.00	22,633.19
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)	23,605.21	.00	8,735.65	32,340.86
	Subtotal Equity	248,436.74	.00	145,402.00	393,838.74

Fonn Villas Civic Association

Balance Sheet
As of 07/31/18

Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	271,069.93	.00	145,402.00	416,471.93
		=====	=====	=====	=====

Fonn Villas Civic Association

Income/Expense Statement
Period: 08/01/18 to 08/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	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	2,064.00	1,980.00	84.00	1,980.00
04003	Interest from May 1993 Bonds	132.00	120.00	12.00	1,068.00	1,020.00	48.00	1,524.00
04004	Vanguard Interest/Capital Gai	439.89	138.00	301.89	358.95	1,448.00	(1,089.05)	2,000.00
04005	Alliance Bank Interest	71.97	33.33	38.64	709.34	266.64	442.70	400.00
04010	Transfer Fees	100.00	66.67	33.33	1,880.00	533.36	1,346.64	800.00
04012	Refinance Fee	.00	20.83	(20.83)	420.00	166.64	253.36	250.00
04013	Construction Application Fee	.00	.00	.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	150.00	.00	150.00	.00
Subtotal Maintenance Fund		743.86	378.83	365.03	80,814.66	77,678.64	3,136.02	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	.00	.00	.00	(4,779.96)	(4,850.00)	70.04	(5,350.00)
04600	Directory Printing Expense	.00	.00	.00	(2,060.00)	(1,850.00)	(210.00)	(1,850.00)
Special Events Income		.00	.00	.00	(5,614.96)	(5,225.00)	(389.96)	(2,975.00)
TOTAL MAINTENANCE FUNC		743.86	378.83	365.03	75,199.70	72,453.64	2,746.06	76,243.00
MAINTENANCE EXPENSES								
05100	Constable Patrol	.00	.00	.00	28,990.41	28,990.50	.09	38,654.00
05150	Entrance Landscaping	516.75	458.33	(58.42)	3,878.00	3,666.64	(211.36)	5,500.00
05200	Entrance Maintenance	.00	375.00	375.00	2,000.00	3,000.00	1,000.00	4,500.00
05250	Accounting & Admin	410.00	437.50	27.50	3,280.00	3,500.00	220.00	5,250.00
05275	DR Enforcement	724.00	750.00	26.00	6,013.12	6,000.00	(13.12)	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	59.50	.00	(59.50)	2,162.20	1,000.00	(1,162.20)	1,000.00
05550	Water	137.08	100.00	(37.08)	1,209.89	800.00	(409.89)	1,200.00
05600	Newsletter Delivery	60.00	61.67	1.67	520.00	493.36	(26.64)	740.00
05650	Electricity	21.71	33.33	11.62	188.09	266.64	78.55	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: 08/01/18 to 08/31/18

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
05750	Post Office Box	.00	.00	.00	.00	.00	.00	280.00
05800	Office Supplies & Postage	.00	83.33	83.33	274.91	666.64	391.73	1,000.00
05850	Architectural Standards	.00	270.83	270.83	395.00	2,166.64	1,771.64	3,250.00
TOTAL MAINTENANCE EXPE		1,929.04	2,569.99	640.95	52,779.67	54,412.42	1,632.75	74,636.00
TOTAL MAINT SURPLUS/(DE		(1,185.18)	(2,191.16)	1,005.98	22,420.03	18,041.22	4,378.81	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	.00	.00	.00	23,950.00	35,000.00	(11,050.00)	35,000.00
08200	Swim Team Dues	.00	.00	.00	7,776.56	11,500.00	(3,723.44)	11,500.00
08250	Facilities Rentals	.00	.00	.00	.00	750.00	(750.00)	750.00
08300	Facility/Swim Concessions	.00	.00	.00	409.27	250.00	159.27	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	.00	.00	25.00	500.00	(475.00)	500.00
TOTAL FACILITIES/POOL RE		.00	.00	.00	139,834.57	154,425.00	(14,590.43)	154,425.00

FACILITIES/POOL EXPENSES

09100	Accounting & Admin	410.00	437.50	27.50	3,280.00	3,500.00	220.00	5,250.00
09175	Printing & Postage	6.11	62.50	56.39	55.11	500.00	444.89	750.00
09225	Membership Expense	.00	.00	.00	500.00	.00	(500.00)	.00
09250	Swim Team Expenses	.00	.00	.00	17,394.36	18,000.00	605.64	18,000.00
09300	Pool Maintenance Contract	7,474.78	12,000.00	4,525.22	39,903.32	48,000.00	8,096.68	60,000.00
09325	Pool/Facilities Supplies	.00	350.00	350.00	35.00	1,750.00	1,715.00	2,500.00
09350	Pool/Facilities Repairs	125.00	.00	(125.00)	13,119.51	10,000.00	(3,119.51)	10,000.00
09400	Facilities Landscape Maintena	958.25	1,000.00	41.75	9,522.00	8,000.00	(1,522.00)	12,000.00
09410	Facilities/Pool Liab Insuranc	.00	.00	.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	791.13	1,000.00	208.87	4,404.12	6,300.00	1,895.88	9,500.00
09475	Facilities/Pool WIFI/Phone	135.44	145.83	10.39	1,261.70	1,166.64	(95.06)	1,750.00
09500	Facilities/Pool Water	952.77	1,100.00	147.23	8,631.52	6,300.00	(2,331.52)	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: 08/01/18 to 08/31/18

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	36.78	.00	(36.78)	3,565.06	3,500.00	(65.06)	3,500.00
<hr/>								
	TOTAL FACILITIES/POOL EX	10,890.26	16,095.83	5,205.57	141,989.18	126,766.64	(15,222.54)	154,006.00
<hr/>								
	FACILITIES/POOL SURPLUS	(10,890.26)	(16,095.83)	5,205.57	(2,154.61)	27,658.36	(29,812.97)	419.00
<hr/>								
	TOTAL SURPLUS/(DEFICIT)	(12,075.44)	(18,286.99)	6,211.55	20,265.42	45,699.58	(25,434.16)	2,026.00
<hr/> <hr/>								

Fonn Villas Civic Association

Balance Sheet
As of 08/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1002	Cash - Operating - Alliance	22,855.47			22,855.47
1003	Cash - Money Mkt - Alliance	102,456.07			102,456.07
1007	EE Bonds Issued July 1992	53,100.00			53,100.00
1008	EE Bonds Issued May 1993	40,788.00			40,788.00
1009	Cash - Vanguard Fund	102,773.95			102,773.95
1300	Due from (to) Swim Club	(52,137.74)			(52,137.74)
1350	Due from (to) Maintenance			52,137.74	52,137.74
	TOTAL CASH & INVESTMENTS	<u>269,835.75</u>	<u>.00</u>	<u>52,137.74</u>	<u>321,973.49</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>269,835.75</u>	<u>.00</u>	<u>134,511.74</u>	<u>404,347.49</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
2105	Prepaid Newsletter Printing	83.19			83.19
2130	Construction Deposits	22,500.00			22,500.00
2200	Prepaid Assessments	1.00			1.00
	Subtotal Current Liab.	<u>22,584.19</u>	<u>.00</u>	<u>.00</u>	<u>22,584.19</u>
RESERVES:					
	Subtotal Reserves	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
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)	22,420.03	.00	(2,154.61)	20,265.42
	Subtotal Equity	<u>247,251.56</u>	<u>.00</u>	<u>134,511.74</u>	<u>381,763.30</u>

Fonn Villas Civic Association

Balance Sheet
As of 08/31/18

Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	269,835.75	.00	134,511.74	404,347.49
		=====	=====	=====	=====

Fonn Villas Property Insurance Options

Current Insured Value – Building, Pavilion and Contents - \$72,985

New Appraised Values –

Building - \$45,625

Pavilion - \$15,500

Fencing/Gates - \$15,000

Pool/Equipment/Mechanical - \$471,300

Recreation Equipment and Furnishings - \$25,300

Pavilion contents - \$7,500

Chubb will not provide a complete cafeteria coverage approach, but provides these options:

Option 1 – Insure all above assets - \$9,356 annually, an increase of \$5,113

Option 2 – Delete the Pools/Equipment Mechanical - \$4,605 annually, an increase of \$362

For Option 2 we can add the Equipment Mechanical coverage for \$400 annually with a deductible of \$1,000

TIRZ Board Meeting- August 28, 2018

- T&C Way Project
 - Completion date pushed to Oct 2018
- 2019 Budget
 - With possibility of getting federal grant funds on flooding projects there is the potential of being able to do the detention projects without having to extend the TIRZ
- Basin A detention project (SBMSA fields)
 - Feasibility study ongoing
 - Next step would be PER (Prelim Engineering Report)
 - Still need SBISD approvals
- Memorial Drive Project
 - Between Beltway 8 to Tallowood
 - TXDOT receiving numerous negative calls on this project from the public
 - This may cause additional studies to be done; delaying or stopping this project from going forward
 - Bunker Hill Villages has approved the Interlocal agreement on this project with the TIRZ

Residents of Fonn Villas are urged to contact TXDOT to voice your support (or non-support) of the TIRZ17 Memorial Drive project. It will provide more in-line retention under Memorial Drive as well as sidewalks on both sides of Memorial. There will be a public meeting on this project before any work is started.

Please contact Elie Alkhoury with TXDOT. A brief email or phone call giving your opinion on this project would be helpful. Be sure to comment that you support the project as it is currently engineered.

Elie.Alkhoury@txdot.gov

713-802-5508



Toni Meason <tonismeason@gmail.com>

Tonight

Alisa Williams <alisawilliams@gmail.com>

Mon, Sep 10, 2018 at 5:16 PM

To: Craig Muirhead <cmuirhead@noblecorp.com>, Kyle Hill <kylehill@westsiderealtors.com>, James Gleaves <james.gleaves@worthaminsurance.com>, Nete Sundt <netesundt@gmail.com>, Toni Meason <tonismeason@gmail.com>, Jonathan Patrick <jepatrick@gmail.com>

Hi All - I can't make the meeting tonight. Below is my update for social -

August Food truck was a success

Labor Day Party - I handled the food but did not stay for party so can't comment on attendance/event etc.

No upcoming social events for September

Is there any requirement for me to do anything for National Night Out?

Had previously considered doing a fall event like Chili Cook off or Oktoberfest but can't handle alone. Will add something to October newsletter to see if there's any interest in forming a social committee

Planning on Christmas event for kids/Santa - will include in November newsletter

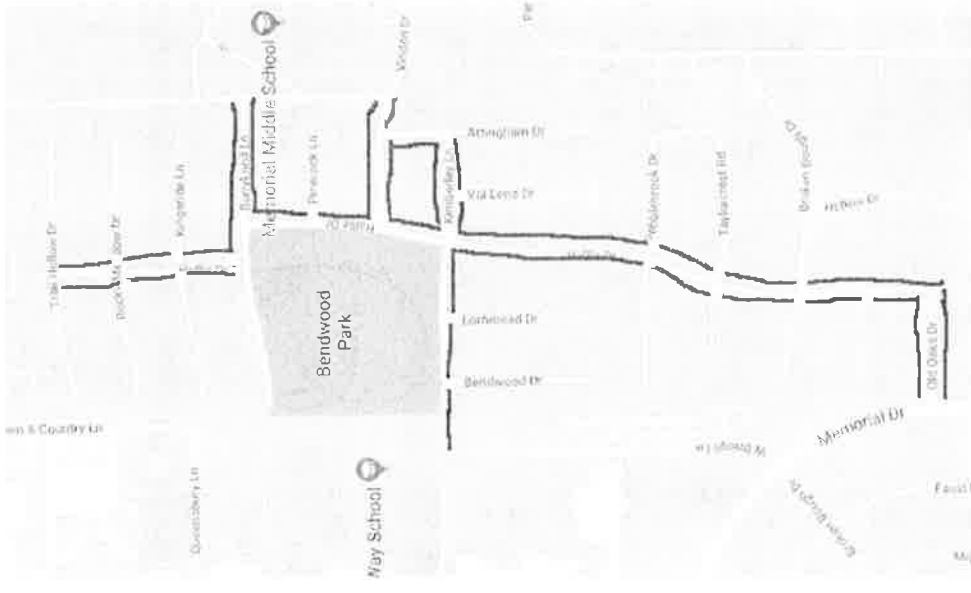
Thanks,

Alisa Williams

Pedestrian Safety Committee September Report

- Met twice
- Still gathering information
- Sidewalks would provide greatest increase to pedestrian safety(65-89% reduction in auto-ped crashes*)
- Eligible for funding through city through possibly 2 different sources
 - Safe school transit: Need 75% of residents to sign petition along 4 block route. Can submit more than one
 - PAR: accessibility for the disabled. Were a resident to come forward that wishes to have better access to shopping/something needed could apply for 1400 linear feet
 - Hallie does not qualify as a busy thoroughfare on basis it is one lane each way
- Have obtained one quote for entire proposed area
 - \$6 per square foot/\$1600 per ramp

Proposed ideal placement of sidewalks



*<https://safety.fhwa.dot.gov/provencountermcasures/pdfs/fhvasa17067.pdf>

FONN VILLAS BOARD MEETING

SEPTEMBER 10th 2018

WELCOMING: 1 NEW FAMILY WELCOMED

DOCUMENTATION: NO REPORT

Wete Seundt



Toni Meason <tonismeason@gmail.com>

Re: Fonn Villas board meeting: Stadler's reports

Stadler <robtstad@sbcglobal.net>

Sat, Sep 8, 2018 at 12:42 PM

Reply-To: Stadler <robtstad@sbcglobal.net>

To: Toni Meason <tonismeason@gmail.com>

As I am not attending the Fonn Villas board meeting Monday, I am sending you my reports now:

Citizen Patrol

Volunteers logged 2 hours in July and 2 hours in August..

Website

No report.

Maurice

713-468-5369



Toni Meason <tonismeason@gmail.com>

Deed Violation Report

1 message

todd@brmtexas.com <todd@brmtexas.com>

Tue, Aug 14, 2018 at 12:44 PM

To: Brent Miller <brent@brmtexas.com>, Michelle Miller <michelle@brmtexas.com>, Fonn James Gleaves <james.gleaves@worthaminsurance.com>, Fonn Craig Muirhead <cmuirhead@noblecorp.com>, Fonn Stefano Costantini <scostantini@costa-homes.com>, Fonn Alisa Williams <alisamwilliams@gmail.com>, Fonn Nete Sundt <netesundt@gmail.com>, Fonn Toni Meason <tonismeason@gmail.com>

Board members,

Attached, please find the current deed violation report. First and second notices have been mailed out however there are two homes requiring board decision on whether to send 209 notices on their issues which still exist as of this inspection. The homes and violations are as follow:

12715 Old Oaks Lawn needs to be mowed on regular basis
12639 Pebblebrook Damaged shutters need to be repaired or replaced

Let us know at your earliest convenience how you want to proceed on these issues.

Thanks,

Todd Miller, Beacon Residential Mgmt, LLC § HOA & Community Management

P.O. Box 3488 § Houston, Texas 77253

office: 713.466.1204 § cell: 713.594.7968 § fax: 832.698.2472

email: todd@brmtexas.com § web: www.brmtexas.com

Go Green! Please do not print this e-mail unless it is completely necessary.

**Deed Vioaltion Report 2018-08-14.pdf**

62K



Toni Meason <tonismeason@gmail.com>

DRV Report

1 message

todd@brmtexas.com <todd@brmtexas.com>

Mon, Sep 10, 2018 at 4:30 PM

To: Brent Miller <brent@brmtexas.com>, Michelle Miller <michelle@brmtexas.com>, Fonn James Gleaves <james.gleaves@worthaminsurance.com>, Fonn Craig Muirhead <cmuirhead@noblecorp.com>, Fonn Stefano Costantini <scostantini@costa-homes.com>, Fonn Alisa Williams <alisamwilliams@gmail.com>, Fonn Nete Sundt <netesundt@gmail.com>, Fonn Toni Meason <tonismeason@gmail.com>

Board members,

The DRV report for September is attached. There are two homes with pending 209 notices that we need approval from you before sending. They are:

610 Hallie Grass needs to be replanted in front yard
12639 Pebblebrook Shutters on front of home on left end and right end need to be repaired (broken at bottom)

Also, we are still holding all violations for the home at 12622 Vindon which includes trees & shrubs that need trimming, rotten fascia/siding and paint needed on home. The owner's real estate agent told us the home was scheduled for demolition last March however that deal fell through and then the owner was selling. There has been no for sale sign in the yard as of yet and we are still holding it. The real estate agent has stopped communicating with us but the owners maintain they are trying to sell in spite of the fact there is no for sale sign up and it is not listed on HAR. Do you want us to continue to hold action on this home?

All of the other first and second notices have been mailed out.

Thanks,

Todd Miller, Beacon Residential Mgmt, LLC § HOA & Community Management

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**Deed Violation Report 2018-09-10.pdf**

62K

FVCA Vital Documents Inventory

(Updated May 1, 2012)

Document Legend:

R = recorded, O = paper original, C = paper copy, D = digital PDF copy,

*= Document Pending as of January 31, 2012

Plat Maps & Notes

Plat of Fonn Villas – Section 1, subdivision of 13.8465 acres, 4 blocks – 44 lots (RCD)

Plat of Fonn Villas – Section 2, subdivision of 18.8495 acres, 3 blocks – 61 lots (RCD)

Plat of Fonn Villas – Section 3, subdivision of 11.7589 acres, 1 block – 41 lots (RCD)

Plat of Fonn Villas – Section 4, subdivision of 13.1346 acres, 2 blocks – 49 lots (RCD)

Plat of Fonn Villas – Section 5, subdivision of 31.0069 acres, 5 blocks – 119 lots (RCD)

Plat of Fonn Villas – Section 6, subdivision of 8.8418 acres, 2 blocks – 34 lots (RCD)

Article of Incorporation

Article of Incorporation, dated March 16, 1971, filed with the State of Texas, Office of the Secretary of State (OD)

Article of Incorporation, dated September 14, 1962, filed with the State of Texas, Office of the Secretary of State (CD)

Bylaws of Fonn Villas Civic Association

Bylaws of Fonn Villas Civic Association, Inc., A Texas Non-Profit Corporation, Effective January 1, 1994 (ROD)

Certificate of Amendment to the Bylaws of Fonn Villas Civic Association, Inc., June 9, 2010 (ROD)

Secretary's Certificate of Filing, 6-9-2010 (ROD)

Affidavit of the President of the FVCA for the year 1993 attesting to the validity of the Bylaws, effective January 1, 1994 (OD)

Affidavit of the Secretary of the FVCA for the years 1993 and 1994 attesting to the validity of the Bylaws, effective January 1, 1994 (OD)

Notice of Special Meeting of the Members of Fonn Villas Civic Association, Inc., Proposed Fonn Villas Bylaws, December 7, 1993 (CD)

Fonn Villas News January 1994, with a headline "New By-Laws Approved" (CD)

Fonn Villas Restrictions

Fonn Villas Restrictions, dated October 26, 1973, recorded in Harris County, Texas (ROD)

First Amendment to Fonn Villas Restrictions, dated October 1, 1984, recorded in Harris County, Texas. (RC {all 64 pages} D {Signature pages not included})

2005 Amendment to Fonn Villas Restrictions (excluding the signatures pages), dated May 5, 2005 (RCD)

2005 Amendment to Fonn Villas Restrictions, signature pages (RC)

Guidelines for Architectural and Neighborhood Standards - FVCA

Secretary's Certificate of Filing, dated April 2, 2012 (ROD)

FVCA Board Resolution Pertaining to Guidelines for Architectural and Neighborhood Standards, dated April 2, 2012 (ROD)

Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards, dated April 2, 2012 (ROD)

Guidelines for Display of Certain Religious Items, dated December 28, 2011 (superseded by Guidelines of April 2, 2012) (ROD)

Guidelines for Rainwater Recovery Systems, dated December 28, 2011 (superseded by Guidelines of April 2, 2012) (ROD)

Guidelines for Solar Energy Devices, dated December 28, 2011 (superseded by Guidelines of April 2, 2012) (ROD)

Guidelines for Certain Roofing Materials, dated December 28, 2011 (superseded by Guidelines of April 2, 2012) (ROD)

Certificate of Amendment to the Guidelines for Architectural and Neighborhood Standards of Fonn Villas Civic Association, Inc. dated November 1, 2010 (ROD)

Secretary's Certificate of Filing dated January 17, 2011 (ROD)

Board Resolution Pertaining to Amendment of Guidelines for Architectural and Neighborhood Standards dated November 1, 2010 (ROD)

Board Resolution Pertaining to Amendment of Guidelines for Architectural and Neighborhood Standards date February 1, 2010 (ROD)

Affidavit for Resolution for Architectural Control and Management Certificate, dated February 19, 2007 (ROD)

Fonn Villas Civic Association, Inc., Board Resolution Pertaining to Adoption of ACC Guidelines, including Exhibit "A" (the Guidelines) dated February 19, 2007 (ROD)

Application to Architectural Control Committee (ACC) Form, dated 02/01/2010, as the first amendment to the Fonn Villas Civic Association, Inc. Guidelines for Architectural and Neighborhood Standards, February 5, 2007 (RODM)

Affidavit to Authenticate Resolution and Guidelines of 1998-06-01, 2004-12-02 (ROD)

FVCA Board Resolution Pertaining to Adoption of ACC Guidelines of 1998-06-01, 2004-12-02 (ROD)

FVCA Guidelines for Architectural and Neighborhood Standards of 1998-06-01, 2004-12-02 (ROD)

Management Certificate – FVCA

Affidavit for Resolution for Architectural Control Guidelines and Management Certificate, dated February 19, 2007 (ROD)

Management Certificate for Fonn Villas, dated February 19, 2007 (ROD)

Management Certificate for Fonn Villas Civic Association, Inc., dated September 17, 2012. (ROD)

Maintenance Fund - FVCA

"Red Book" containing the original measurements for the square footage of all lots with in Fonn Villas Subdivision upon which the annual Maintenance Fund charges are based (O)

Policies & Procedure

Secretary's Certificate of Filing, dated April 2, 2012 (ROD)

Fonn Villas Civic Association Payment Plan Policy, dated April 2, 2012 (ROD)

Board Resolution Pertaining to Procedures to be Followed by the ASC and the ACC for the Enforcement of Fonn Villas Restrictions and the Guidelines for Architectural and Neighborhood Standards, dated April 2, 2012 (ROD)

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", dated April 2, 2012 (ROD)

Board Resolution Pertaining to Procedures for Handling the Minutes of All Meetings, dated April 2, 2012 (ROD)

Procedures for Handling the Minutes of All Meetings, Fonn Villas Civic Association, Inc., dated April 2, 2012 (ROD)

Board Resolution Pertaining to Procedure for the Financial Management of the Fonn Villas Civic Association Maintenance Fund, dated April 2, 2012 (ROD)

Procedure for the Financial Management of the Fonn Villas Civic Association Maintenance Fund, dated April 2, 2012 (ROD)

Board Resolution Pertaining to Fonn Villas Maintenance Fund - Timeline, dated April 2, 2012 (ROD)

Fonn Villas Maintenance Fund - Timeline, dated April 2, 2012 (ROD)

Records Retention Policy, dated December 28, 2011 (ROD)

Records Production and Copying Policy, dated December 28, 2011 (ROD)

Signed Resolutions by the Board

Adoption of Procedures for the ACC/ASC dated December 6, 2010 (OD)

Adoption of a Policy Regarding Recording Devices at the Meetings of the Members or Directors dated December 1, 2008 (OD)

FVCA and FVSC Loan - 2003

Agreement Letters

- 1) In consideration of the Fonn Villas Civic Association guarantying the loan of the same date, both the Bank and Fonn Villas Swim Club agree to the future imposition of additional deed restrictions on the property..... as defined in the Fonn Villas deed restriction dated October 26,1973, as amended. Agreed to on 2003-11-12 (OD)

- 2) In consideration of the Fonn Villas Civic Association guarantying the Loan of the same date, as executed in an instrument of guaranty both the Bank and Fonn Villas Swim Club agree as follows:
 PURCHASE OPTIION OF NOTE: Notwithstanding anything to the contrary, Guarantor shall have the right, at Guarantor's option, upon default of Borrower, to purchase from the Bank the Note in an amount of the balance of the debt, plus accrued interest and cost. Agreed to on 2003-11-12 (OD)

- 3) As additional security, the Fonn Villas Swim Club shall allow one member of the Fonn Villas Civic Association Board of Directors relating to the Loan. Agreed to on 2003-11-12 (OD)

Loan Documents

- 1) Guaranty Agreement – FVCA (O)
- 2) Houston Title Company Settlement Statement (O)
- 3) Security Agreement – FVSC (O)
- 4) Certificate of Corporate Resolution – FVCA (O)
- 5) Assignment of Rents and Leases – FVSC (O)
- 6) Certificate of Corporate Resolution – FVSC (O)
- 7) Deed of Trust, Security Agreement and Financing Statement – FVSC (O)
- 8) \$50,000.00 Note – FVSC (O)
- 9) Uniform Commercial Code – Financing Statement – FVSC (O)
To be filed with the office of the Secretary of State of Texas
- 10) Borrower's Certificate – FVSC (O)
- 11) Environmental Certificate with Representations, Covenants and Warranties – FVSC (O)
- 12) Attorney Representation Notice – FVSC
- 13) Notice Pursuant to Section 26.02, Texas Business and Commercial Code - FVSC, Republic National Bank, FVCA (guarantor) (O)
- 14) Documentation Correction Agreement – FVSC, Republic National Bank, FVCA (guarantor) (O)

Resale Certificate

Letter agreement Pamela K. Moore on proceeds sharing,
1999-10-15 (CD)

Easements

Easement Lot 67, Block 6, Fonn Villas Section 5, 1965-08-27, recorded Harris County, Texas (RCD)

Easement Lot 1, Block 9, Fonn Villas Section 5, 1965-08-27, recorded Harris County, Texas (RCD)

Easement Deed Lee Lot-28 Block-9 Section-5 recorded in Harris County, Texas (ROD)

Easement Deed Yetts Lot-1 Block-10 Section-5 recorded in Harris County, Texas (ROD)

Letter Agreements

Consent to Serve as Registered Agent – Lori E. Alderson, 2010-01-28 (CD)

2005 Amendment to the Fonn Villas Restrictions – Signature Approvals of the Fonn Villas Swim Club, Inc., located in the FONN VILLAS SUBDIVISION, Agreed to March 14, 2005. (CD)

Agreement with Esso Exploration on west wall south of Kimberley Lane, August 9, 1976 (CD)

Letter agreements of six adjoining residents to Esso Exploration, 1976 (OD)

Letter Agreement Houston Natural Gas, Vindon Dr. East, 1965-08-25 (referenced plat missing) (CD)

Letter Agreement Houston Lighting & Power, Vindon Dr. East, 1965-08-27 (referenced plat missing) (CD)

Letter Agreement Southwestern Bell, Vindon Dr. East, 1965-08-24 (referenced plat missing) (CD)

Letter Agreement Pines Presbyterian Church, Kimberley Lane West, 1965-10-12 (referenced plat missing) (CD)

Letter Agreement SBISD, Kimberley Lane west, 1965-09-28 (CD)

Letter Agreement United Gas Pipeline, Kimberley West, 1965-10-20 (CD)
 – Refers to prior letters of FVCA on August 26 & September 29, 1965
 (with attachments) that are missing.

Legal Opinions

Perimeter Fences, April, 2006, Roberts Markel P. C., (CDM)

Open Meetings, circa 2006, Roberts Markel P. C., (CDM)

Deed Restrictions, September 29, 2004, William G. Gammon &
 Associates (CDM)

Statute Limitations with regard to Homeowner's Associations, September
 28, 2004, William G. Gammon & Associates (CDM)

Series EE Bonds:

Bonds purchased July, 1992 - \$1,000 each bond (30 @ \$1,000):

M49058753EE	M49058754EE	M49058755EE	M49058756EE
M49058757EE	M49058758EE	M49058759EE	M49058760EE
M49058761EE	M49058762EE	M49058763EE	M49058764EE
M49058765EE	M49058766EE	M49058767EE	M49058768EE
M49058769EE	M49058770EE	M49058771EE	M49058772EE
M49058773EE	M49058774EE	M49058775EE	M49058776EE
M49058777EE	M49058778EE	M49058779EE	M49058780EE
M49058781EE	M49058782EE		

Bonds purchased May, 1993 - \$5,000 each bond (6 @ \$6,000):

V3068210EE V3068211EE V3068212EE V3068213EE
V3068214EE V3068215EE