

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

May 20, 2019

**1. Call to Order**

- a. The regular monthly meeting of the Fonn Villas Civic Association was held on May 20, 2019 at the Pines Presbyterian Church.
- b. Board Members present: Craig Muirhead, Allison Marshall, Silvio Teixeira, Tonya Wright, Kyle Hill, Toni Meason, Alisa Williams.
- c. Board Members absent: Nete Sundt, Jonathan Patrick
- d. Craig Muirhead called the meeting of the Association to order at 7:20 p.m.

**2. Approval of Minutes**

- a. Craig Muirhead made a motion to approve the minutes.
- b. Tonya Wright seconded the motion. The minutes were approved.

**3. Treasurer's Report**

- a. Silvio Teixeira reported tracking \$2017.00 better than budget largely due to higher interest income. Expenses for the pool are over budget by \$1191.00.
- b. New contract for electricity will bring it down from 6.3 cents to 5.9 cents per kilowatt hour.

**4. Architectural Standards Report**

- a. The committee reviewed new construction plans.

**5. Executive Committee Reports**

- a. Community Facilities-Kyle Hill-New locks and keys made for lap pool. Need to be 18 years old to use pool facilities outside normal hours. Power washing has been done, and new fans installed. Movie night once a month. Movies are posted on the website.
- b. Security-Jonathan Patrick-Trying to get 24/7 security coverage.

*Cy Med*  
*Toni Meason*

## 6. Advisory Committee Reports

- a. Community Facilities-Kyle Hill-Sweetwater will fix electrical box. Three parking spaces are unusable on the parking lot. \$3300 cost to fix one spot. Whole parking lot needs to be redone in the near future. Possible cost of \$35,000.
- b. TIRZ 17-David Tresch-report attached
- c. Maintenance and Parks-Kyle Hill-Park is fine. Light fixture needs to be replaced on top of Fonn Villas Sign. Mulch in playground is good. A commemorative plaque is missing in the park. The City of Houston needs to handle replacement.
- d. Memorial Super Neighborhood-Tonya Wright-Renee Ruiz, 832-393-0939 is direct line to ask about issues such as lights, doggie bags, etc. in park. Updates on burglaries from Constable and HPD about grandparent scams. Fire Chief Pena has new highwater vehicle. Proposition B is a 17-18% pay increase for firefighters based on San Antonio and Dallas comps. Active shooter presentation, THE GATE, available at Super Neighborhood Meeting Monday, June 24 from 6:30-8:00 p.m. Mayor Turner may be present.
- e. Social-Alisa Williams-Adult only party rained out-rescheduled for the fall. Memorial Day Party on schedule. The food truck party had a nice turnout. June 21 will be Melt on Wheels from 5-8 p.m. July 21 will have a Kona Ice Truck. August 16 from 5-8 p.m. Waffle Bus.
- f. Pedestrian Safety-Allison Marshall-Spoke to Greg Travis about stop signs pending for Hallie and Vindon. Request for crosswalks to be painted on Hallie and Kimberly. Increased Constable presence. Reevaluate school zones and flashers. Speed limit flashing signs brought out periodically for effectiveness. Speed bumps if we can request locations.
- g. Welcoming-Nete Sundt-report attached.
- h. Documentation-Nete Sundt-no report.
- i. Newsletter-Laurie Gleaves-add report about grandparent scam

- j. Citizens on Patrol-4 hours reported. Certificates of Appreciation from the City of Houston for 2018 and 2019 presented to Citizen on Patrol group.
- k. Website-Maurice Stadler-no report. Talk to Stephano about storage of document on the cloud.

**7. Business**


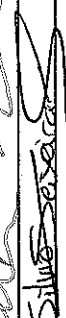



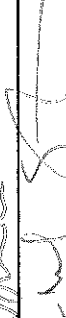

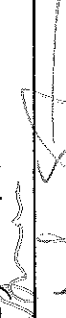

- a. June Board Meeting needs to be changed to Tuesday, June 18. Craig moved to change the meeting, Toni Meason seconded. Motion passed.

**8. Meeting adjourned and 8:19 p.m.**




# FONN VILLAS CIVIC ASSOCIATION

## BOARD OF DIRECTORS

DATE: May 20 2019

Officers	Name	Position	Signature	Telephone
President	Craig Muirhead	4		832-746-8281
Vice President	Allison Marshall	1		
Treasurer	Silvio Teixeira	2		713-208-9448
Member	Jonathan Patrick	8		281-658-0156
Member	Tonya Wright	3		713-899-3054
Member	Kyle Hill	5		713-467-1795
Sergeant-at-Arms	Nete Sundt	6N/A		713-464-5698
Member/Secretary	Toni Meason	7		281-723-4120
Member	Alisa Williams	9		
Parliamentarian	Charles Sturm	N/A		

## 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

Income/Expense Statement  
Period: 05/01/19 to 05/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
<b>MAINTENANCE FUND REVENUE:</b>								
04001	Assessments - Maintenance Fi	.00	500.00	(500.00)	69,646.72	71,000.00	(1,353.28)	71,000.00
04002	Interest from July 1992 Bonds	.00	.00	.00	1,056.00	1,000.00	56.00	2,000.00
04003	Interest from May 1993 Bonds	132.00	133.33	(1.33)	684.00	666.65	17.35	1,600.00
04004	Vanguard Interest/Capital Gai	.00	83.33	(83.33)	2,691.19	416.65	2,274.54	1,000.00
04005	Alliance Bank Interest	127.51	62.50	65.01	526.78	312.50	214.28	750.00
04010	Transfer Fees	.00	125.00	(125.00)	280.00	625.00	(345.00)	1,500.00
04012	Refinance Fee	60.00	20.83	39.17	180.00	104.15	75.85	250.00
04013	Construction Application Fee	.00	.00	.00	1,550.00	1,500.00	50.00	3,000.00
04015	HO Interest Income	.00	.00	.00	26.18	50.00	(23.82)	50.00
04016	HO DR Certified Letter Fees	.00	.00	.00	150.00	.00	150.00	.00
04020	HO Late Fees	.00	.00	.00	537.00	500.00	37.00	500.00
04040	HO Legal/Atty Fees	.00	.00	.00	330.00	.00	330.00	.00
04100	Miscellaneous income	.00	.00	.00	100.00	.00	100.00	.00
<b>Subtotal Maintenance Fund</b>		<b>319.51</b>	<b>924.99</b>	<b>(605.48)</b>	<b>77,757.87</b>	<b>76,174.95</b>	<b>1,582.92</b>	<b>81,650.00</b>
<b>SPECIAL EVENTS ACTIVITY</b>								
04510	Business Donations	.00	.00	.00	.00	.00	.00	1,500.00
04520	Dues Revenue	.00	.00	.00	.00	.00	.00	250.00
04590	Community Events	(478.58)	(500.00)	21.42	(1,880.99)	(2,000.00)	119.01	(7,000.00)
04600	Directory Printing Expense	.00	.00	.00	.00	.00	.00	(2,100.00)
<b>Special Events Income</b>		<b>(478.58)</b>	<b>(500.00)</b>	<b>21.42</b>	<b>(1,880.99)</b>	<b>(2,000.00)</b>	<b>119.01</b>	<b>(7,350.00)</b>
<b>TOTAL MAINTENANCE FUNCI</b>		<b>(159.07)</b>	<b>424.99</b>	<b>(584.06)</b>	<b>75,876.88</b>	<b>74,174.95</b>	<b>1,701.93</b>	<b>74,300.00</b>
<b>MAINTENANCE EXPENSES</b>								
05100	Constable Patrol	.00	.00	.00	19,326.94	19,327.00	.06	38,654.00
05150	Entrance Improvements/Lndsc	.00	192.08	192.08	465.00	960.40	495.40	2,305.00
05200	Entrance Monthly Maintenance	516.75	516.25	(.50)	2,583.75	2,581.25	(2.50)	6,195.00
05250	Accounting & Admin	410.00	458.33	48.33	2,050.00	2,291.65	241.65	5,500.00
05275	DR Enforcement	.00	833.33	833.33	3,205.70	4,166.65	960.95	10,000.00
05300	Insurance - D&O Policy	.00	.00	.00	2,980.00	3,100.00	120.00	3,100.00
05450	Insurance - Crime	595.00	600.00	5.00	595.00	600.00	5.00	600.00
05500	Legal	.00	125.00	125.00	.00	625.00	625.00	1,500.00
05550	Water	223.29	125.00	(98.29)	771.61	625.00	(146.61)	1,500.00
05600	Newsletter Delivery	80.00	63.33	(16.67)	80.00	316.65	236.65	760.00

## Fonn Villas Civic Association

Income/Expense Statement  
Period: 05/01/19 to 05/31/19

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
05650	Electricity	23.18	29.17	5.99	123.86	145.85	21.99	350.00
05720	Website	.00	.00	.00	.00	.00	.00	162.00
05730	Gifts	.00	.00	.00	.00	.00	.00	50.00
05750	Post Office Box	.00	.00	.00	.00	.00	.00	280.00
05800	Office Supplies & Postage	8.80	66.67	57.87	214.97	333.35	118.38	800.00
05850	Architectural Standards	750.00	.00	(750.00)	2,250.00	1,500.00	(750.00)	1,500.00
<b>TOTAL MAINTENANCE EXPE</b>		<b>2,607.02</b>	<b>3,009.16</b>	<b>402.14</b>	<b>34,646.83</b>	<b>36,572.80</b>	<b>1,925.97</b>	<b>73,256.00</b>
<b>TOTAL MAINT SURPLUS/(DE</b>		<b>(2,766.09)</b>	<b>(2,584.17)</b>	<b>(181.92)</b>	<b>41,230.05</b>	<b>37,602.15</b>	<b>3,627.90</b>	<b>1,044.00</b>
<b>FACILITIES/POOL REVENUE</b>								
08100	Facilities Assessment-Full	.00	1,000.00	(1,000.00)	87,779.79	90,000.00	(2,220.21)	90,000.00
08150	Facilities Assessment-Senior	.00	.00	.00	8,800.00	9,100.00	(300.00)	9,100.00
08160	Facilities Assessment-Adj Sr.	.00	.00	.00	5,000.00	4,250.00	750.00	4,250.00
08175	Pool Memberships - Non Mem	14,285.00	22,000.00	(7,715.00)	17,185.00	25,000.00	(7,815.00)	25,000.00
08200	Swim Team Dues	(1,007.44)	.00	(1,007.44)	13,174.34	8,000.00	5,174.34	8,000.00
08250	Facilities Rentals	.00	.00	.00	.00	.00	.00	500.00
08300	Facility/Swim Concessions	.00	.00	.00	.00	.00	.00	500.00
08350	Facility/Swim Sponsorships	1,250.00	.00	1,250.00	4,850.00	5,000.00	(150.00)	5,000.00
08400	Facilities Other Revenue	.00	.00	.00	.00	.00	.00	250.00
<b>TOTAL FACILITIES/POOL RE</b>		<b>14,527.56</b>	<b>23,000.00</b>	<b>(8,472.44)</b>	<b>136,789.13</b>	<b>141,350.00</b>	<b>(4,560.87)</b>	<b>142,600.00</b>
<b>FACILITIES/POOL EXPENSES</b>								
09100	Accounting & Admin	410.00	416.67	6.67	2,550.00	2,083.35	(466.65)	5,000.00
09175	Printing & Postage	87.50	54.17	(33.33)	481.26	270.85	(210.41)	650.00
09250	Swim Team Expenses	3,140.39	3,000.00	(140.39)	3,140.39	3,000.00	(140.39)	17,000.00
09300	Pool Maintenance Contract	5,330.44	10,200.00	4,869.56	9,968.90	14,800.00	4,831.10	50,000.00
09325	Pool/Facilities Supplies	.00	700.00	700.00	64.00	700.00	636.00	2,250.00
09350	Pool/Facilities Repairs	695.00	2,000.00	1,305.00	9,182.00	10,000.00	818.00	12,500.00
09400	Facilities Landscape Maintena	2,143.25	1,083.33	(1,059.92)	5,976.25	5,416.65	(559.60)	13,000.00
09410	Property/Casualty Insurance	.00	.00	.00	.00	.00	.00	10,500.00
09425	Facilities/Pool Property Taxe	.00	.00	.00	.00	.00	.00	6.00
09450	Facilities/Pool Electricity	600.09	750.00	149.91	3,091.61	2,050.00	(1,041.61)	7,500.00
09475	Facilities/Pool WIFI/Phone	99.07	154.17	55.10	494.62	770.85	276.23	1,850.00
09500	Facilities/Pool Water	641.54	1,200.00	558.46	4,409.62	4,600.00	190.38	13,000.00

**Fonn Villas Civic Association**

Income/Expense Statement  
 Period: 05/01/19 to 05/31/19

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
09510	Facilities Improvements	.00	.00	.00	1,642.78	1,600.00	(42.78)	5,000.00
09525	Facilities/Pool Other Expense	1,961.54	2,000.00	38.46	3,520.02	3,500.00	(20.02)	4,000.00
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	TOTAL FACILITIES/POOL EX	15,108.82	21,558.34	6,449.52	44,521.45	48,791.70	4,270.25	142,256.00
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	FACILITIES/POOL SURPLUS,	(581.26)	1,441.66	(2,022.92)	92,267.68	92,558.30	(290.62)	344.00
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	TOTAL SURPLUS/(DEFICIT)	(3,347.35)	(1,142.51)	(2,204.84)	133,497.73	130,160.45	3,337.28	1,388.00
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# Fonn Villas Civic Association

Balance Sheet  
As of 05/31/19

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1002	Cash - Operating - Alliance	55,752.09			55,752.09
1003	Cash - Money Mkt - Alliance	178,215.50			178,215.50
1006	Alliance Bank - Swim Club			20,225.91	20,225.91
1007	EE Bonds Issued July 1992	54,156.00			54,156.00
1008	EE Bonds Issued May 1993	42,012.00			42,012.00
1009	Cash - Vanguard Fund	105,827.80			105,827.80
1300	Cash Owed from (to) Swim Club	(99,952.55)			(99,952.55)
1350	Cash Owed from (to) Maintenan			99,952.55	99,952.55
	<b>TOTAL CASH &amp; INVESTMENTS</b>	<b>336,010.84</b>	<b>.00</b>	<b>120,178.46</b>	<b>456,189.30</b>
1800	Swim Club Asset Merger Value			182,703.00	182,703.00
1850	Swim Club Accumulated Deprec.			(100,329.00)	(100,329.00)
	<b>TOTAL OTHER ASSETS</b>	<b>.00</b>	<b>.00</b>	<b>82,374.00</b>	<b>82,374.00</b>
	<b>TOTAL ASSETS</b>	<b>336,010.84</b>	<b>.00</b>	<b>202,552.46</b>	<b>538,563.30</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
2105	Prepaid Newsletter Printing	300.00			300.00
2125	Accrued Expenses	1,475.00			1,475.00
2130	Construction Deposits	60,500.00			60,500.00
2200	Prepaid Assessments	288.91			288.91
	<b>Subtotal Current Liab.</b>	<b>62,563.91</b>	<b>.00</b>	<b>.00</b>	<b>62,563.91</b>
<b>RESERVES:</b>					
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>EQUITY:</b>					
3900	Maintenance Fund	209,637.47			209,637.47
3904	Special Events Fund	22,579.41			22,579.41
3906	Swim Club Fund			110,284.78	110,284.78
	Current Year Net Income/(Loss)	41,230.05	.00	92,267.68	133,497.73
		<b>41,230.05</b>	<b>.00</b>	<b>92,267.68</b>	<b>133,497.73</b>

**Fonn Villas Civic Association**

Balance Sheet  
As of 05/31/19

Account	Description	Operating	Reserves	Other	Totals
	Subtotal Equity	273,446.93	.00	202,552.46	475,999.39
	TOTAL LIABILITIES & EQUITY	336,010.84	.00	202,552.46	538,563.30
		=====	=====	=====	=====

TIRZ Board Meeting- April 23, 2019

- W140 Project
  - Project on schedule
  - Working on BH crossing in May/June
- Gessner Project
  - Will start late summer
- Town & Country
  - Closing out project
- Memorial Drive
  - Submitted 60% design to TXDOT and COH
  - TXDOT has concerns with soil contamination
    - May require more study and more funds
  - 90% plans to be submitted in July 2019

FONN VILLAS BOARD MEETING  
MAY 20<sup>TH</sup> 2019

NEWCOMERS:

1 NEW FAMILY WELCOMED

DIRECTORY:

NO REPORT

*Wete Sandoz*

From: **Stadler** robtstad@sbcglobal.net  
Subject: **FVCA: Stadler's reports**  
Date: **May 18, 2019 at 12:35:11 PM**  
To: **Toni Meason** tonismeason@gmail.com  
Cc: **Craig Muirhead** cmuirhead@noblecorp.com

Toni:

Here are my reports for the FVCA meeting:

**Citizen patrol**

Volunteers logged four hours in April. Officer Simpson, our Citizen Patrol liaison with the Houston Police Department, gave me certificates of appreciation in recognition of our service. I will drop them off at your house in case you want to include them in the minutes.

**Website**

No report.

**Maurice Stadler**

Houston Police Department

# CERTIFICATE OF APPRECIATION

is hereby presented to

FONN VILLAS CITIZEN PATROL GROUP

*In recognition of continuous Citizen Patrol Volunteering for the  
Entire year of 2018 and the promotion of a safer neighborhood  
In the City of Houston, Texas*

*This 20th Day of February 2019*



Art Acevedo  
Chief of Police

Houston Police Department

# CERTIFICATE OF APPRECIATION

is hereby presented to

**FONN VILLAS PATROL GROUP**

*In recognition of continuous Citizen Patrol Volunteering for the  
Entire year of 2017 and the promotion of a safer neighborhood  
In the City of Houston, Texas*

*This 13th Day of February 2018*



Art Acevedo  
Chief of Police