

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION**  
**Regular Board Meeting**  
**October 23, 2006**  
**7:30 PM**

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive, Houston, TX 77084 at 7:30 p.m. Trustees in attendance were Dennis Hughes (President), Don Driggs (Vice President), Carolyn Dinger (Secretary), Bob Henry, Jim Boarman, Dan Karsten, Larry Berger, Mike Polk and Marie Nugent.

**I. QUORUM**

It was determined that a quorum had been formed.

**II. APPROVAL OF THE MINUTES**

Dennis had not yet typed the Minutes of the September meeting, so they were not reviewed or approved.

**III. RESIDENTIAL INQUIRIES**

There were no residential inquiries.

**IV. PRESIDENT'S REPORT**

There were security issues since the last meeting. Of particular concern was an armed robbery on Heather Sage that occurred at gunpoint as a resident was unloading groceries.

**V. TREASURER'S REPORT**

A written report was submitted. Bob Henry noted that only 97% of this year's assessments had been paid to date, but that there was enough cash to carry the Association to the end of the year.

**VI. MANAGER'S REPORT**

Rebecca submitted a written report. She had received inquiries about the one-way signs on Partridge Green Court and asked if they were necessary. Dennis indicated that those are Harris County signs and the Association can't remove them. Anyone who wants them removed will have to call the county. Rebecca reminded the Board that the pool and security contracts expire December 31, 2006 and the Auditor's contract expires January 1, 2007.

**VII. STANDING COMMITTEE REPORTS**

*Rec Center:* The first meeting will be held next Monday (see newsletter)/ The first activity planned is the Christmas party. Since there is no funding allocated in the budget, Rebecca requested \$500.00 to fund the party. Don Driggs made a motion to

allow up to \$2500.00 for the Christmas Party and Mike Polk seconded the motion. Motion carried.

*Community Services:* The Association needs a new person to write the Deerfield Newsletter - Karen has done it for years and doesn't want to continue. Rebecca volunteered. Dan Karsten made a motion to appoint Rebecca to write the monthly newsletter and Bob Henry seconded the motion. Motion carried.

*Deed Restrictions:* No report

*Financial Services:* See written report submitted by Bob Henry. The Committee still has no chairman. Bob presented the latest budget based on Committee requests and review by Financial Services. He discussed recommendations of the Financial Services Committee and requested that each Board member review budget items to determine which items to cut. The current budget proposal leaves a 2007 deficit of \$181,521, largely due to necessary pool renovations. The Board determined that \$100,000 of the remaining undesignated reserve fund should be used for the pool expenditures, leaving approximately \$50,000 in the undesignated reserve fund. This would decrease the deficit to \$81,521. A special meeting to review and approve the 2007 budget was scheduled for Monday, October 30<sup>th</sup> at 7:30 P.M.

*Landscape:* See the written report submitted by Jay Singleton. Sink holes have been repaired in sidewalks and ditches. Bluegrass has submitted a proposal to plant ground cover under trees and around picnic tables and there is enough money in the landscape budget to complete this and fall planting. Don Driggs made a motion to approve these projects and Carolyn Dinger seconded. Motion passed.

*Security:* See written report submitted by Kirk Aden. Discussion involved the possibility of the MUD taking over security for Deerfield Village. Along with a 28% reduction in MUD taxes, the MUD could provide the third patrol shift discussed in previous meetings. Some issues need to be ironed out and the DVCA legal counsel needs to review. The MUD Board has not voted on this yet, but has budgeted for it. There must be a written proposal by the DVCA Board to the MUD Board before the MUD Board can manage Deerfield Village security and the DVCA Board needs to find out exactly what is required. Dennis will follow up.

*Swim Pool:* A written report was submitted. DVCA has a contract with Hancock pool and renovations have begun. The Committee prepared the budget for next year.

*Tennis:* See written report. Mesh on gate needs to be repaired.

## **VIII. UNFINISHED BUSINESS**

- a) The Board discussed the DVCA assessment collection process for delinquent assessments. According to the DVCA attorney, it is not legally necessary to file a lien to collect delinquent assessments because the deed restrictions are enforceable by law. A lien is automatically set for non-payment of assessments, and Title companies are required to contact Associations to see if fees are outstanding before a home is sold. Rebecca has sent delinquency letters and, to date, 5 property owners have arranged to make payments, 9 will pay by October 31<sup>st</sup> and 20 have not responded at all to the notices. Don Driggs made a motion to file liens against the 20

properties that have not responded to make it official and to follow up with letters notifying them of the liens. Carolyn Dinger seconded the motion. Motion passed.

b) 2007 proposed budget was discussed. See Financial Services Committee report.

## **IX. NEW BUSINESS**

a) The Board verified/re-assigned the following Board members as Committee Trustees :

Bob Henry: Financial Services Committee

Larry Berger: Rec Center Committee

Mike Polk: Deeds Committee

Jim Boarman: Pool Committee

Don Driggs: Landscape Committee

Carolyn Dinger: Security Committee

Marie Nugent: Tennis Committee

b) Dennis appointed the following Election Committee:

Chairman: Don Driggs

Vice Chairman (non-trustee): Rebecca Adams

Member: Dan Karsten

## **X. ADJOURNMENT TO EXECUTIVE COMMITTEE MEETING**

There was no Executive Committee Meeting

## **XI. REGULAR MEETING ADJOURNMENT**

A motion to adjourn was made by Jim Boarman and seconded by Dan Karsten. Motion carried.