

MINUTES OF REGULAR BOARD MEETING

September 28, 2015

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive in Houston, Texas 77084. President Eric Toureilles called the meeting to order at 7:11pm.

Trustees in attendance were: Eris Toureilles (President), Larry Burkham (Vice President), Stuart Cory (Treasurer), Arthur McDanel (Secretary), Brent Burris, Brian Harris, Bruce Bott, Louis Carpenter and Sigmund Potocki.

I. DETERMINATION OF A QUORUM

President Eric Toureilles determined there was a quorum.

II. APPROVAL OF MINUTES

Brent Burris motioned to approve minutes of the August Board Meeting. The motion was seconded by Sigmund Potocki and passed unanimously.

III. RESIDENTIAL INQUIRIES

Many residents were in attendance in response to a rumor that the Board was not going to renew the contract with SEAL Security. Eric Toureilles reported to the residents present that the Board always looks at options before proceeding with such decisions, but there is no plan to terminate SEAL at this time. In fact, the Board and Security Committee are working closely with the MUD to review options to enhance security by looking into adding a police officer to the patrol, as a more complete solution.

- a) The first resident to speak expressed their satisfaction with SEAL and asked how many SEAL officers do we have patrolling. The Board responded saying we have at least one officer on patrol per shift, with coverage almost 24/7.
- b) The next resident asked if criminals know that SEAL do not have Police powers. The Board responded by saying we do not know what criminals know or do not know, but it is best to assume that they do.
- c) Another resident described a positive experience they had with SEAL and expressed their gratitude for them.
- d) Another resident asked about the rise in our water bill, and is there some way for them to get assistance paying for the cost to water the common area on their street? Eric Toureilles said that everyone's water cost has gone up, and he will relay their question to the MUD, who meet on the second Thursday of the month.
- e) Another resident asked about the speed limit in the neighborhood and if we could add signs to help slow people down. The Board informed the resident that it is not in Association's power to install signs or enforce the speed limit, but the resident can call the Harris County Sheriff or Precinct 3 Traffic Unit and report their concerns. They will assess the situation and take appropriate action.
- f) Another resident asked about the utility boxes on the utility easements. Many of them are in disrepair and the resident felt it represented a safety hazard. The Board informed them these utility boxes are not the property of or the responsibility of the Association. They are in fact the responsibility of the respective utility provider, and

that the resident can call them directly to have the utility company inspect and make any necessary repairs. We will also report to the appropriate utility company.

g) Another resident spoke to thank the Board for SEAL, and to report that they have followed up with state representatives to remove Texas from Federal Low Income Housing Funding.

h) Another resident complemented SEAL and they feel safer with them on patrol.

IV. PRESIDENT'S REPORT

Eric Toureilles reported that there are 25 new HOA laws for the Board to discuss and familiarize themselves with, that have gone into effect as of September 1, 2015. He then thanked everyone for their participation in the Big Event. Last, the application Next Door and Crime Report has been added to the website to help provide more information to residents.

V. TREASURER'S REPORT

Stuart Cory reported that we are on budget, collections are going well, and that the budget for 2016 is ready for approval.

VI. MANAGER'S REPORT

Tina reported that the pool is now closed and that we had a great pool season. If anyone wants to volunteer for a committee, feel free to contact her at the office and she will assist them. Tickets are on sale for Mexican Fiesta Adult Social for \$10. The Chili Cook-Off will be this weekend and she hopes everyone can come out.

VII. STANDING COMMITTEES

A. Financial Services Committee

Aggressive action is being taken on past due accounts. The Committee decided to hold off on dealing with the Tennis Key issue until a later date.

At this time, Eric Toureilles motioned that we break from the agenda to vote on a Security Sub-Committee. Brent Burris seconded the motion and it passed unanimously. The Committee will be made up of two members of the MUD (have already been selected) and two from the Association. Larry Burkham motioned to appoint the Board selections of Glen Sommers from the Security Committee and Board Trustee Brian Harris. The motion was seconded by Bruce Bott and passed unanimously. Next, Brent Burris motioned to renew the contract with SEAL Security for a 1-year extension with no rate increase. The motion was seconded by Brian Harris and passed unanimously. Eric Toureilles motioned that we return to the agenda. Bruce Bott seconded the motion and it passed unanimously.

After reviewing the proposed 2016 Budget, Sigmund Potocki motioned that the 2016 Budget be approved. The motion was seconded by Stuart Cory and passed unanimously. Eric Toureilles motioned the Assessments for 2016 remain at \$630 and (\$710 for Patio Home). The motion was seconded by Stuart Cory and passed unanimously.

B. Security Committee

See Above

C. Landscape Committee

The Wi-Fi sprinkler controller has been installed to improve water use. The Committee is over budget on fall plantings but under budget for the year. After a review, Eric Toureilles motioned to approve the bid for fall planting of \$2,654.75. The Motion was seconded by Brian Harris and passed unanimously. Last, it was brought to the attention of the Committee that several trees need to be trimmed from the roof of the Rec. Center. This will be addressed.

D. Recreation Committee

The Big Event was a great success. There was a great Labor Day Ice Cream Social. Chili Cook-Off this weekend. The idea was discussed of having an adult volunteer recognition dinner to use up any leftover food. This would be scheduled in November.

E. Deeds Committee

None

F. Community Services Committee

Bids to repair the Baseball backstop are ongoing.

G. Swimming Pool Committee

None

H. Tennis Committee

There are issues with the locks which have been repaired.

VIII. OLD BUSINESS

Brian Harris motioned to approve spending up to \$3,000 for installation of the exercise equipment. The motion was seconded by Brent Burris and passed unanimously.

IX. NEW BUSINESS

The Board reviewed the new laws effecting HOA's as prepared by the Board's Legal Council. It was determined that no action from the Board was necessary at this time.

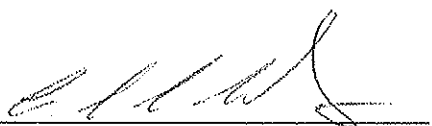
X. EXECUTIVE SESSION

None

XI. ADJOURNMENT

Brent Burris motioned to adjourn the meeting. Arthur McDanel seconded and the motion passed unanimously. Eric Toureilles called the meeting adjourned at 9:59pm.


Submitted by: Arthur McDanel
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President