

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

February 27, 2017

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 7:02 PM.

Trustees in attendance were Eric Toureilles (President), Larry Burkham (Vice President), Bruce Bott, Brent Burris, Louis Carpenter, Brian Harris, Geri Hudson and Mark Klodzinski. Stuart Cory (Treasurer), was absent and did not provide a proxy. Bruce Bott acted as Secretary per prior agreement.

I. DETERMINATION OF A QUORUM

President Eric Toureilles determined there was a quorum.

II. APPROVAL OF MINUTES

After a review, Brent Burris motioned to approve the January Board Meeting minutes as submitted. The motion was seconded by Mark Klodzinski and passed unanimously.

After a review, Louis Carpenter motioned to approve the January Special Board Meeting minutes as submitted. The motion was seconded by Brent Burris and passed unanimously.

III. RESIDENTIAL INQUIRIES

A resident requested additional information on the pool shade proposal. This item was deferred to the Swimming Pool Committee report later in the meeting.

IV. PRESIDENT'S REPORT

Eric expressed his thanks to Troop 120 for attending the meeting to give their annual status update to the Board and noted that DVCA is the sponsoring organization for the Troop.

Eric noted that DVCA voting has been pushed back one month as decided during the January meeting and the annual Meeting of the Members will be held on April 11th.

V. TREASURER'S REPORT

None.

VI. MANAGER'S REPORT

Tina noted the following items:

- a) The 1st issue of the newsletter has gone out in the mail to every Deerfield home and the feedback received to date has been favorable.
- b) The March newsletter has been posted on the website and will be mailed soon.
- c) Sales have been good for the annual Deerfield Garage Sale.
- d) A listing of all committee projects is being maintained. It will be updated and posted monthly.

VII. TROOP 120 ANNUAL REPORT

Current Senior Patrol Leader Ian Schweizerhof, past SPL Zachary Stebbins and Scout Master Charlie Bozeman attended the meeting and presented the annual review of Troop 120. The complete report can be found at the Troop 120 website (www.bsatroop120.com). Notable items in the report included:

- a) There are currently 26 Scouts and 24 Adults registered in the Troop.
- b) The Troop earned a Gold Unit rating (highest) with the Boy Scouts of America, Sam Houston Area Council.
- c) Since its inception 25+ years ago, the Troop has produced 109 Eagle Scouts.
- d) They continue to be one of the more active troops in our area.

VIII. STANDING COMMITTEES

A. Community Services Committee

Rick Johnson was voted in as the committee chair.

An investigation into coating materials to address the noise issue in the Rec Center did not find any products that would be suitable. As previously reported a proposal will be developed involving sound dampening panels on the ceiling and walls.

A proposal was submitted to the board to replace the water fountain under the Rec Center Annex for \$1,195. It was noted that this is the same model and supplier being proposed by the Swim Pool Committee to replace the water fountain in the pool area. Larry Burkham motioned to approve the proposal. The motion was seconded by Mark Klodzinski and passed unanimously.

B. Swim Pool Committee

The Swim Pool Committee representative presented a proposal to purchase and install two large umbrellas to provide shade for two pool areas, particularly the kiddie pool, for \$15,295.96. After extensive discussion about other considered options Brent Burris motioned to approve the proposal. The motion was seconded by Larry Burkham and passed with a vote of 7 to 1.

A proposal was submitted to the board to replace the water fountain in the pool area for \$1,195. Bruce Bott motioned to approve the proposal. The motion was seconded by Lewis Carpenter and passed unanimously.

A-B Pools, our pool management company, has advised the Swim Pool Committee of changes in their service, based on the Fair Housing Act. In summary, based on the Fair Housing Act, Adult swim is now considered a form of age discrimination and AB-Pools has made the determination that they will close the pool for a 10 minute safety break each hour in order to meet the law and their safety requirements. The Committee will continue working with A-B Pools on this matter and determine what changes to the pool schedule will be made for the upcoming season.

The Committee has drafted a set of guidelines for the use of the pool by outside organizations. Review and discussion on the guidelines will be done in a future DVCA meeting.

C. Landscape Committee

The Landscape Committee expressed their thanks for all of the committee representatives that attended the February 22nd meeting held to provide information about the new playground equipment.

A proposal was submitted to the board to paint the wrought iron fencing at the Deerfield Village Drive Bridge and the entrances off of Barker Cypress at Oak Hampton and Farnsfield for \$1,867.31. Mark Klodzinski motioned to approve the proposal. The motion was seconded by Larry Burkham and passed unanimously.

D. Security Committee

The Committee advised that they are looking into how the website Next Door could be used to post security items involving Deerfield.

The Committee will approach SEAL about providing a mobile security camera for the playground construction project.

E. Recreation Committee

No report.

F. Financial Services Committee

Letters advising residents of late fees to their annual assessment have been issued. Certified letters will be issued in March to anyone who has not paid or made arrangements to pay their assessment.

G. Deeds Committee

No report.

H. Tennis Committee

The Committee advised that the wind damage to some of the court screens has been repaired.

IX. OLD BUSINESS

Eric Toureilles made a motion to break from the agenda and proceed with new business to call Michael Gainer, and then return to old business. The motion was seconded by Larry Burkham and passed unanimously.

Eric requested that the Board approve the B&B Locksmith proposal to proceed with installation of the first phase of the Access Control project. Eric could not locate the formal proposal, and talked through the request. This would provide the equipment and installation for card key access to the tennis courts and the bathrooms in the Rec Center, at an expenditure of approximately \$11,000. Mark Klodzinski made a motion to approve the expenditure and proceed with phase I of the project. The motion was seconded by Brent Burris and passed unanimously.

X. NEW BUSINESS

Eric Toureilles made a motion to return to the agenda and address old business. The motion was seconded by Bruce Bott and passed unanimously.

Michael Gainer addressed the meeting via phone and led a discussion on the Fair Housing Act and the Americans with Disabilities Act and the implications for the community.

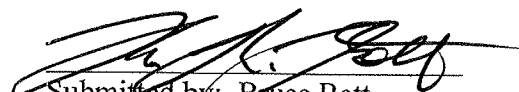
With respect to the swimming pool, Mr. Gainer advised that we should follow the recommendations of our pool management company.

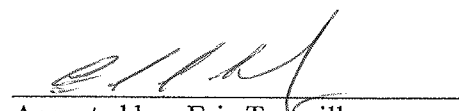
XI. EXECUTIVE SESSION

No Executive Session was held.

XII. ADJORNMENT

Eric Toureilles motioned to adjourn the meeting. Bruce Bott seconded and the motion passed unanimously. Eric called the meeting adjourned at 9:57 PM.


Submitted by: Bruce Bott
DVCA Secretary (acting)


Accepted by: Eric Toureilles
DVCA President