

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

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

Eric Toureilles (President) joined the meeting during Residential Inquiries.

I. DETERMINATION OF A QUORUM

Vice President Larry Burkham determined there was a quorum.

II. APPROVAL OF MINUTES

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

III. RESIDENTIAL INQUIRIES

Peter Howell requested that the Eagle Scout project proposal be brought forward in the agenda. Larry Burkham made a motion to break from the agenda to accommodate this request. The motion was seconded by Mark Klodzinski and passed unanimously.

Danny Cline, a Scout with Troop 832, presented his Eagle Project plan for a survey of Deerfield Village residents via door-to-door contact and completion of a questionnaire. A draft of the questionnaire was passed to the board for review. It was emphasized that the questions to be asked are solely the responsibility of DVCA. The Eagle project is limited to organizing and conducting the survey, and compiling the results.

Several suggestions were put forth including sources for a listing of all Deerfield addresses, a script for the Scouts to follow while contacting residents, notice about protection of the resulting data and timing of the survey to allow for advance notice in the newsletter. Mark Klodzinski motioned to proceed with the project. The motion was seconded by Geri Hudson and passed unanimously.

Eric Toureilles motioned to return to the agenda. The motion was seconded by Brian Harris and passed unanimously.

IV. PRESIDENT'S REPORT

Eric noted the following:

- a) A search for current/planned low income housing projects showed none in close proximity to Deerfield. The closest is east of Barker Cypress and south of Saums.
- b) West Harris County Regional Water Authority is continuing to work on their surface water project. A new pipeline in the right-of-way in the north end of the subdivision is tentatively planned for construction in 2018.
- c) The Greenhouse Road landfill is expanding within property they already control.

V. TREASURER'S REPORT

Stuart stated that the subdivision finances are on budget with no major issues.

VI. MANAGER'S REPORT

Tina noted the following items:

- a) The April newsletter has been posted and the mailed copies will be delivered to the post office later this week.
- b) The new playground equipment and pool sun shades are on order.
- c) New water fountains have been installed in the previous locations under the Annex and on the pool building.
- d) Sales have been brisk for the adult social.
- e) To date, 127 permits have been sold for the Deerfield Garage Sale.
- f) The 2017 DVCA elections were completed on Saturday, March 25th.

VII. STANDING COMMITTEES

A. Community Services Committee

Bruce Bott reported little progress on the effort to address the noise issue in the Club House. Next step is to identify contractors who could perform the work, receive bids and develop a proposal for submittal to the board.

A proposal was submitted to the board to award Cypress Creek Pest Control a contract for \$11,885 for the 2017 mosquito control program. The price, scope, and terms are consistent with previous years. Larry Burkham motioned to approve the proposal. The motion was seconded by Stewart Cory and passed unanimously.

B. Deeds Committee

Approval of officers for the Deeds Committee was tabled for Executive Session.

The Architectural Approval form for a driveway gate and fence for [REDACTED] Longmoor was presented to the board for consideration. After discussion, Eric Toureilles motioned to deny approval of the form and requested the Deeds Committee to contact the homeowner and request the design be changed to wrought iron to be consistent with others in the neighborhood. The motion was seconded by Mark Klodzinski and passed unanimously.

C. Swim Pool Committee

The Swim Pool Committee presented an updated set of guidelines for use of the pool by outside organizations. After discussion, several modifications were suggested by the board and captured by the committee representative. Eric Toureilles motioned to approve the guidelines as amended. The motion was seconded by Brian Harris and passed unanimously.

The committee is continuing discussions with A-B Pools, our pool management company, on closing the pool for a 10 minute safety break each hour in order to meet the law (Fair Housing Act) and their safety requirements. A-B Pools has stated that eliminating the 10 minute break could drive the need for a 3rd lifeguard and increase the cost by \$4,000 - \$11,000 for the season. 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 reported that the shade umbrellas approved at the February board meeting are on order and the new water fountain recently installed in the pool area is being swapped out for the model that was ordered.

D. Landscape Committee

The Landscape committee reported that the new Rec Center playground equipment is on order and will ship the first week of April. Work on replacing the playground equipment should begin later this month.

The committee presented a proposal for \$8,472 to cover spring flower planting in the common areas. Stewart Cory motioned to approve the proposal. The motion was seconded by Bruce Bott and passed unanimously.

The committee presented a proposal for \$3,225 to add five new trash cans to the greenbelt. Bruce Bott motioned to approve the proposal. The motion was seconded by Larry Burkham and passed unanimously.

The committee reported that it has investigated options to repair or replace the flagstone behind the pool house. Options range from leveling and filling the existing joints with concrete; removing the flagstone, excavating and leveling the area with concrete and replacing the flagstone; and removing the flagstone and replacing it with patterned concrete. Costs range from \$8,000 to \$32,000. The committee will continue to explore options for this project.

The committee reported cost savings from the Wi-Fi sprinkler controller installed last year for the Rec Center area and inquired about adding the same for the Clay Road sprinklers. Eric will look into range for the current equipment and availability of power in the area.

Bruce inquired about the numbered stainless steel tags pounded into the tree trunks along the greenbelt between Tarnbrook and Wilson Elementary. No one had an explanation for the tags.

E. Security Committee

The Security Committee reported no issues.

SEAL was asked if they could provide, at no cost, a mobile security camera to monitor the area during construction of the new playground equipment. They reported that all of their units are in use.

F. Financial Services Committee

The committee is preparing demand letters for the residents who have not yet paid their assessment, and developing payment plans where they have been requested. They will work with the attorney to draft a letter outlining the potential costs associated with non-payment of the annual assessment.

G. Recreation Committee

No report.

H. Tennis Committee

No report.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS


Eric presented a proposal to install an Access Control (card key) system to the locks on the Clubhouse, Annex, bathrooms and tennis courts. He outlined how the system would operate, be maintained and submitted a draft of the agreement residents would need to sign in order to obtain card keys and access. The system hardware, software and installation to be provided by B&B Locksmith at a cost of \$18,000. Discussion was held on how access would be provided and controlled, and wording on the resident agreement. Brent Burris motioned to approve the proposal and resident agreement as amended. The motion was seconded by Mark Klodzinski and passed unanimously.

X. EXECUTIVE SESSION

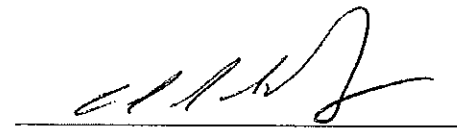
At 9:54 PM Eric Toureilles made a motion to go into Executive Session. The motion was seconded by Larry Burkham and passed unanimously. The session ended at 10:22 PM

XI. ADJORNMENT

Eric Toureilles motioned to adjourn the meeting. Mark Klodzinski seconded and the motion passed unanimously. Eric called the meeting adjourned at 10:23 PM.



Submitted by: Bruce Bott
DVCA Secretary (acting)



Accepted by: Eric Toureilles
DVCA President