

Deerfield Village Community Association

MINUTES OF ANNUAL MEETING OF THE MEMBERS

April 11, 2017

The Annual Meeting of the Members 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 7:11 PM.

Trustees in attendance were Eric Toureilles (President), Larry Burkham (Vice President), Stuart Cory (Treasurer), Bruce Bott, Brent Burris, Louis Carpenter, Geri Hudson and Mark Klodzinski. Brian Harris was absent. Bruce Bott acted as Secretary per prior agreement.

I. CALL TO ORDER

President Eric Toureilles called the meeting to order.

II. ELECTION COMMITTEE REPORT

Eric Toureilles thanks the Election Committee members for their service to the Community. The committee Chari, Larry Burkham, reported the following results:

Bruce Bott - 38 votes
Brent Burris - 30 votes
Jason Mace - 16 votes
Stuart Cory - 31 votes

The results of the election are that Bruce Bott, Brent Burris and Stewart Cory are elected to the DVCA Board for three year terms.

III. ANNUAL CONDITION OF THE ASSOCIATION

A. President's State of the Association:

- Thanks to all the volunteers that give their time and countless hours to DV.
- Overall Operations of the Association, including financials are doing very well. We did not see a need for an increase this year for Annual Dues and **collections are in line with last year**. Committees are on budget.
- We are still looking for a part time Asst. Office Manager to help with Deeds and other office tasks needed, but I feel we have a strong candidate at this time. We also would like to test having the office open 1 or 2 Saturday's a month for 3 hours, after the new hire is in place.
- We have a full Board and Committees have more Member participation than in the past, but we still can use a few more residents on Landscape and Community Services.
- We continue to sponsor Troop 120, our Boy Scouts; and our Deerfield Dolphins swim team. My personal appreciation to the volunteers of these organizations.

- The Association has recently partnered with our MUD Board to improve the playground area, construction begins shortly and will take about 2 weeks.
- We renewed our contract with SEAL security to continue neighborhood patrols.
- The Association is planning to implement an Access Controls system to support an electronic key system around the facility. Families will be eligible to receive up to 2 keys per household, if they wish to access the tennis courts and bathrooms during open hours.
- We continue to invest on improving around the Rec Center, painting benches, picnic tables, sidewalk repair and parking lot stripping.
- This year we have started sending the printed newsletter by mail again, and this has been well received.
- A continuing issue for the Association is a need for volunteers, need more involvement.
- The implementation of an electronic directory and paper directory in 2016 was not successful, due to low participation. I am upbeat about this in 2017, before summer.
- As always, the Board welcomes any questions, input or suggestions from residents of Deerfield.

B. Treasurer's Report:

- Thanks to Mike Feeney and the Members of the Finance Committee for their efforts and support of the community. The Association is on budget and we see no financial issues.

C. Manager's Report:

- The office has received very positive feedback on the printed newsletter.
- Approximately one dozen responses with directory information have been received.
- Issuing pool tags will begin soon.

IV. STANDING COMMITTEE REPORTS

A. Landscape Committee

- Thanks to the Committee Members.
- Additional volunteers are needed to serve on the Committee.
- The new playground equipment is the major project for 2017.

B. Swim Pool Committee

- The efforts of the Committee Members is greatly appreciated.
- The new shade umbrellas will be installed in the next 2-3 weeks.
- Swim Team reports good activity for sign-up and practice will start soon.
- The dying palm trees have been removed and re-landscaped.
- For the upcoming season, the pool schedule will include a 10-minute lifeguard break every hour with no adult swim and an hour lap swim period prior to general opening.

C. Financial Services Committee

- Thanks for the Committee Members for their service.
- The Committee will do in in-depth review of the reserves for the Patio Homes streets in 2017.

D. Community Services Committee

- The Committee has only three members and is in need of additional volunteers.
- 2017 efforts include renewal of mosquito and pest control contracts, addressing the noise in the Rec Center main room, replacing the basketball goals behind the swim pool building and re-striping the parking lots.

E. Security Committee

- In general a quiet year from a Security standpoint
- SEAL is doing well – in general very favorable response from members
 - About 800 calls in the last year 2016, around 67/month (53 – 80)
 - Reports show that SEAL deals with lots of things for us each month
 - DVCA is a safe haven when look at CrimeReports.com
- Members continue being vigilant in reporting suspicious activity
- Very low number of significant issues
- Those we have are mostly
 - Unlocked vehicles in driveway or on street
 - Garage doors left open
- CrimeReports show Credit Card and Identity Theft is on the rise in DVCA. Will look for classes/presentations to the Community on these subjects.

SEAL Status and Update

- Renewed agreement for another year with no increase in cost
 - Expect an increase at next renewal
- SEAL continues to be very committed and responsive to DVCA
 - We have an excellent relationship with the owners
 - DVCA is their first HOA and a very valued customer

Committee Highlights

- Security Committee is a reasonable size and stable
 - Attendance of members is around 77%
 - Attendance of Trustee Representative was less than 33%
- Eliminated the Neighborhood Watch due to very low involvement
- Looked at NextDoor as an option to replace Neighborhood Watch
 - But Board decided there is to be no official DVCA communications on NextDoor
- Took back the management of the Video Surveillance System in 1Q' 2017
 - Have identified issues with system and working on correcting them

F. Deeds Committee

- No report.

G. Recreation Committee

- No report.

H. Tennis Committee

- The Committee has seven Members and all participate with a good level of interest and activity.
- The courts, surrounding surfaces and screens are in excellent shape. We continue to receive praise from visitors who use our courts.
- Plans are being made to paint the fence posts in 2017.

V. RESIDENT INQUIRIES

None.

VI. ADJORNMENT

Eric Toureilles motioned to adjourn the meeting. Larry Burkham seconded and the motion passed unanimously. Eric called the meeting adjourned at 7:52 PM.



Submitted by: Bruce Bott
DVCA Secretary (acting)



Accepted by: Eric Toureilles
DVCA President