

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

April 24, 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 7:09 PM.

Trustees in attendance were Eric Toureilles (President) Mark Klodzinski (Vice President), Bruce Bott (Secretary), Larry Burkham, Brent Burris, Louis Carpenter and Geri Hudson. Stuart Cory (Treasurer) was absent and provided his proxy to Eric. Brian Harris was absent and provided his proxy to Larry.

### I. DETERMINATION OF A QUORUM

Eric Toureilles determined there was a quorum.

### II. APPROVAL OF MINUTES

After a review, Eric motioned to approve the March Board Meeting minutes as amended. The motion was seconded by Brent and passed unanimously.

After a review, Mark motioned to approve the minutes for the Annual Meeting of the Members as amended. The motion was seconded by Larry and passed unanimously.

After a review, Eric motioned to approve the minutes for the Annual Board Meeting as amended. The motion was seconded by Brent and passed unanimously.

### III. RESIDENTIAL INQUIRIES

A resident and Deeds Committee member expressed her dissatisfaction with the process used to approve the Committee chair. Discussion was deferred to the Deeds Committee section of the agenda.

A resident addressed the Board and is appealing the denial of his Application for Architectural Approval to install a basketball goal on his property in front of the house at the edge of the street. After some discussion, the Board agreed to research the matter and respond to the resident.

### IV. PRESIDENT'S REPORT

Eric noted the following:

- a) Appreciation was expressed to all of the volunteers who serve our community.
- b) The installation of the new playground equipment is delayed by approximately one week due to weather

## V. TREASURER'S REPORT

No report.

## VI. MANAGER'S REPORT

Tina noted the following items:

- a) The office has started processing pool tags for the upcoming season.
- b) Tickets sales have been good for the upcoming Adult Social.
- c) The draft of a form that will provide/record parental approval to list child job seekers (babysitting, pet sitting, etc.) in the advertising section of the newsletter was reviewed. Eric will review with Gainer. The Board agreed to use the final form for a trial period of six months. Plan to review level of use and any feedback during the November Board meeting.
- d) There has been increased activity and interest in advertising in the newsletter since the distribution of the printed copy via mail was started in February.
- e) The updated survey form to be used in the upcoming Eagle Scout project was reviewed. Tina will convey the comments and suggestions to Peter Howell.

## VII. STANDING COMMITTEES

### A. Community Services Committee

A proposal was submitted to the board to install two new basketball goals, a bike rack and repair the concrete where the old goals had been removed for \$3,484.80. After some discussion, Mark motioned to approve the proposal, excluding the \$832.00 for the bike rack. The motion was seconded by Eric and passed unanimously.

### B. Financial Services Committee

The association is in good shape financially. The Committee will do a cash flow analysis in June.

Approximately 40 homeowner accounts are delinquent on their 2017 assessment and 30-day demand letters are now being issued. Two accounts are being referred to the attorney per Committee policy. The Board is in agreement with the Committee actions.

### C. Security Committee

Most of the Video Surveillance System equipment is now out of warranty and we are beginning to experience some camera failures. The Committee worked with Finance and found approximately \$2,000 in the 2017 budget to cover VSS maintenance costs.

The Committee has requested and is receiving training on use and maintenance of the system. It was noted that the vendor used for this system is getting out of this business, but has agreed to service our requests for the near future.

### D. Deeds Committee

Eric attended the last Deeds committee meeting and discussed the Boards actions with respect to the Committee chair position.

Based on his discussion with both the Committee and the candidate, Eric motioned that Marie Nugent be approved as Committee chair. Mark seconded and the motion was passed 8-0 with Brent abstaining.

It was noted that the Board and the Committee need to work more closely together and all agreed that our overall goal is the preservation of the quality of our community.

E. Swim Pool Committee

The Funbrellas have been installed and initial feedback has been positive.

F. Landscape Committee

An additional bid has been received to replace the flagstone behind the pool house. This is being provided for information only.

The contractor installing the new playground equipment will work to improve the drainage in that area.

G. Recreation Committee

Noted that their report was in the minutes from their last meeting.

H. Tennis Committee

No report.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

None.

X. EXECUTIVE SESSION

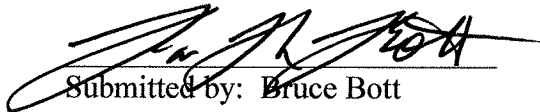
At 8:40 PM Eric Toureilles made a motion to go into Executive Session. The motion was seconded by Larry and passed unanimously. The session ended at 9:02 PM.

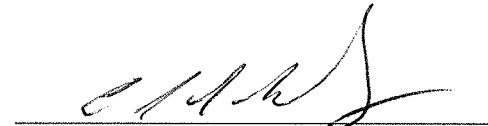
Eric Toureilles made a motion to hire Deborah Plattsmier as the Assistant Office Manager. Bruce seconded the motion and it passed unanimously.

Larry Burkham announced his resignation from the DVCA Board, effective at the conclusion of the May Board Meeting. Eric reluctantly accepted the resignation.

XI. ADJORNMENT

Eric Toureilles motioned to adjourn the meeting. Mark seconded and the motion passed unanimously. Eric called the meeting adjourned at 9:06 PM.

  
Submitted by: Bruce Bott  
DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President