

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

June 26, 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 7:12 PM.

Trustees in attendance were Eric Toureilles (President) Mark Klodzinski (Vice President), Bruce Bott (Secretary), Brent Burris, Louis Carpenter, Brian Harris and Geri Hudson. Stuart Cory (Treasurer) was not in attendance and provided his proxy to Eric.

I. DETERMINATION OF A QUORUM

Eric Toureilles determined there was a quorum.

II. APPROVAL OF MINUTES

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

III. RESIDENTIAL INQUIRIES

Several residents voiced concerns about a house in the 18000 block of Widcombe, citing an excessively large number of package deliveries for the past several months and a general lack of home and yard maintenance. Discussions followed about safety issues and rumors of illegal activity. Eric stated that the home was known to the Board and Committees and that actions have been started to address the issues via the processes available to the DVCA. Board member Brian Harris, Chief Deputy in the Precinct 5 Constable's Office, requested contact information from the concerned residents and stated that he would follow-up as a member of law enforcement.

A resident advised that a home at the corner of Deerfield Village Drive and Oak Hampton has been vacant for almost a year and is becoming a nuisance. This matter will be turned over to the Deeds Committee for follow-up.

IV. PRESIDENT'S REPORT

None.

V. TREASURER'S REPORT

None.

VI. MANAGER'S REPORT

Tina noted the following items:

- a) One application has been received for the open DVCA Board position.
- b) The AC units at the Rec Center have been serviced. Issues remain with the unit that cools the small meeting room.
- c) A significant number of surveys have come in from the Boy Scout Eagle project. A report of the survey results will be presented at the next Board meeting.
- d) The lights on the Deerfield Village sign at the Clay Road entry have been fixed.
- e) The new basketball goals have been installed behind the pool house.
- f) Tina will work with the printer so that the barcode applied to the printed newsletters doesn't obscure the text on the first page.

VII. STANDING COMMITTEES

A. Landscape Committee

The Committee is working with a vendor on a revised quote for adding mulch to the north playground.

Five new trash cans have been added to the greenbelt. The committee is working with a resident who has complained about the location of one of them.

No Committee meetings will be held in July and August.

A request was made to look at adding equipment to the new playground that would be suitable for children who are 1-3 years old.

B. Financial Services Committee

The Committee is finalizing new budget worksheets and they will be available for the 2018 budget development cycle.

C. Recreation Committee

The 4th of July party at the pool will be held as planned.

Bruce motioned to approve the \$3,590 proposal for the Big Event, noting that previous versions of this event underran the budget and the Committee will look for opportunities to do the same this year. Brent seconded and the motion passed unanimously.

D. Community Services Committee

Brent motioned to approve the \$6,030 proposal for the ant control contract with Northwest Pest Patrol. Mark seconded and the motion passed unanimously.

On the Rec Center noise reduction effort, Bruce reported that the first proposal from the vendor at \$33,000 was far too costly. He is working with them to significantly reduce the cost.

The committee is developing a proposal for striping the parking lots and the basketball court.

E. Deeds Committee

Glentworth - The request to park a motorhome in the driveway for a month was discussed. Mark motioned to deny the granting of a variance to the protective covenants on this matter. Brent seconded and the motion passed unanimously.

Longmoor - The 2nd application with an updated paint color was approved by the Deeds Committee. Tina will work to advise the owner.

Widcombe - An attorney letter has been issued to the owner requesting removal of clutter/debris from their driveway.

Widcombe - An attorney letter has been issued to the owner advising them of the requirement to maintain the house and landscaping in an acceptable manner.

F. Security Committee

The dog carcass found at the north end of the greenbelt was determined to be the result of an animal attack.

Two recent incidents have occurred in which garages were broken into overnight and bicycles stolen.

There are some electrical issues with the video surveillance recording system. Glenn will contact an electrician for investigation and a bid to make the repairs.

The Committee was asked if SEAL patrols the exterior of the neighborhood as part of their routine. Glenn will contact them and report back.

G. Swim Pool Committee

The Committee has approved a policy that will allow age appropriate children in the baby pool during the first hour "lap swim" period.

One of the picnic tables has been replaced with good results. The Committee will look into replacing all of the existing picnic tables within the pool area.

The Committee is evaluating options to repair the bell anchor on lane 1.

H. Tennis Committee

All courts and equipment are in order.

The Committee will budget for painting the courts in 2018.

At this point Brian Harris had to leave the meeting. He gave this proxy to Mark.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

Eric presented a proposal and contact with StarTex to provide our electric service for the next 3 years at a base cost of 4.07 cents/KWH. Eric motioned to approve the contract. Mark seconded and the motion passed unanimously.


Eric advised that M Services is developing a proposal to replace the Rec Center, Patio Homes and Greenbelt lighting with LED fixtures that would provide additional energy savings. A formal proposal will be presented in the future for consideration.

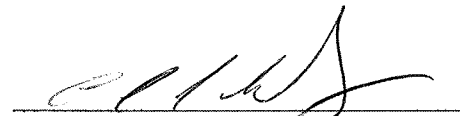
X. EXECUTIVE SESSION

At 9:44 PM Mark made a motion to go into Executive Session. The motion was seconded by Eric and passed unanimously. The session ended at 10:26 PM. Coming out of executive session, Eric announced that Stuart Corey was resigning from the DVCA Board, and his last meeting would be in July. We will note in the July Newsletter a 2nd vacancy, and perhaps pick from the applications that have been submitted.

XI. ADJORNMENT

Eric Toureilles motioned to adjourn the meeting. Brent seconded and the motion passed unanimously. Eric called the meeting adjourned at 10:27 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President