

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

September 25, 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 7:13 PM.

Trustees in attendance were Eric Toureilles (President), Mark Klodzinski (Vice President), Bruce Bott (Secretary), Brent Burris, Dave Flick, and Geri Hudson. Greg Bonefas (Treasurer) and Louis Carpenter could not attend and provided their proxies to Eric.

### I. DETERMINATION OF A QUORUM (6 required)

Eric Toureilles determined there was a quorum.

### II. APPROVAL OF MINUTES

After a review, Brent motioned to approve the September 12<sup>th</sup> Board Meeting minutes and Special Board Meeting minutes as submitted. The motion was seconded by Mark and passed unanimously.

### III. RESIDENTIAL INQUIRIES

A resident spoke in favor of revising or eliminating the DVCA Policies for the display of flags and religious items. This discussion was deferred to Old Business on the agenda.

### IV. PRESIDENT'S REPORT

Public Utility District #6 will hold a public meeting on September 28 at 7:00 PM. Additional details are posted on the Deerfield website and residents are encouraged to attend.

Some debris are in the drainage ditch as a result of the recent storm. They do not pose a significant risk to the performance of the ditch. Tina will contact Harris County Flood Control and help coordinate any clean-out activity with mowing activities.

A group on NextDoor has expressed interest in addressing the Deerfield perimeter fence. The DVCA Board can provide the reports from prior investigations into this issue, and is supportive of the effort, but no funding is available in 2017/2018 budgets to cover any associated expenses. A study done several years ago arrived at a preliminary estimate of \$1.6M to replace the perimeter fence.

V. TREASURER'S REPORT

None.

VI. MANAGER'S REPORT

Tina noted the following items:

- a) 230 access cards have been issued to date and requests continue to come in.
- b) WaterWise has been contacted about the drainage issue in the Patio Homes.
- c) Information sheets on the DVCA Board and Committees have been developed for use during the Big Event.

VII. STANDING COMMITTEES

A. Financial Services Committee

Forecast is that 2017 expenditures will be \$28K over budget with the funding coming from reserve accounts.

The majority of the 2017 assessment payment plans have been completed.

Preliminary analysis of the 2018 budget submittals indicates the need for either budget cuts or an increase in the annual assessment.

A special meeting is planned for October 16 to finalize and approve the 2018 budget. The Committee requests all questions be sent to them (Mike) prior to the meeting.

B. Landscape Committee

Eric motioned to accept the \$2,942 proposal, with up to \$500 additional expenditure, for Fall planting. Bruce seconded and the motion passed unanimously.

Some sinkholes have appeared along the ditch and in the common areas, likely as a result of the recent storm. Orange fencing has been put in place where necessary and the Committee will work to address them.

The remaining sidewalk work will be done in January.

C. Recreation Committee

The Deerfield Big Event will be held on Saturday, September 30<sup>th</sup>. All Board Members, and representatives from each Committee are requested to attend. Members from BSA Troop 120, the Deerfield swim team, the Men's Group, SEAL, etc. will attend. Both the Constable and Sheriff have been contacted but have not committed to attend.

The Deerfield Volunteer Recognition event will be held at Fuddruckers on Highway 6 either November 11<sup>th</sup> or 12<sup>th</sup>. All Deerfield Committee members and volunteers, and their significant others, are urged to attend.

D. Community Services Committee

Bruce presented a proposal to address the noise issue in the Club House. After discussion, Mark motioned to approve the \$6,563 for Workplace Solutions to build and install 2 sound absorbing "canopies" in the room. Eric seconded the motion and it passed 7 to 1.

E. Swim Pool Committee

The Committee presented a proposal for \$9,973 for Pat Wilson Carpentry, Remodeling and Repairs to repair various items in the main pool house. Work includes repair/replace the pump/chlorine room walls and doors, garage door locks, restroom privacy walls and sinks; and vent fans. After some discussion Bruce motioned to approve the proposal up to an expenditure of \$13,000 in anticipation that additional repairs will be identified once the work begins. Brent seconded and the motion passed unanimously.

F. Deeds Committee

No deeds letters were issued in August. Activity has resumed in September.

G. Security Committee

SEAL agreed to all of the additions requested with the approval of their contract extension.

Bruce motioned to assign Dave Flick as the Board Trustee for the Security Committee. Geri seconded and the motion passed unanimously.

H. Tennis Committee

The Committee will look into reinstalling the bar that had previously been used to hold the court door open. The Office will review the card key system for a solution to this problem.

VIII. OLD BUSINESS

- A. Revise or abolish Policy VI(a) – Policies/Guidelines regarding Flags and Flag Poles, and Policy VI(e) – Policies/Guidelines regarding Religious Door and/or Entryway Displays

The Board is in agreement to relax these policies. After extensive discussion, Eric will draft and submit new versions for review/approval in a future Board meeting.

IX. NEW BUSINESS

- A. Drainage Issue in the Patio Homes

Waterwise has been contacted and will review the current drainage design. MUD 136 will be contacted to see if they can participate in the investigation and solution.

B. Select and Seat Election Committee

Eric motioned to appoint Brent as Chairman, Alan Vera as Vice Chairman and Dave and Tina as members of the 2018 Election Committee. Bruce seconded and the motion passed unanimously.


Glenn will provide the Committee with the DVCA guidelines on elections.

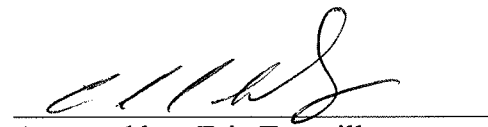
X. EXECUTIVE SESSION

At 10:00 PM Eric made a motion to go into Executive Session. The motion was seconded by Mark and passed unanimously. The session ended at 10:40 PM.

XI. ADJORNMENT

Eric Toureilles motioned to adjourn the meeting. Bruce seconded and the motion passed unanimously. Eric called the meeting adjourned at 10:41 PM.

  
Submitted by: Bruce Bott  
DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President