

Deerfield Village Community Association
Regular Board Meeting
June 25, 2007
7:30 PM

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at 4045 Deerfield Village Dr., Houston, TX 77084 at 7:30 p.m. The meeting was called to order at 7:32 p.m. by Pres. Glenn Sommers.

Trustees in attendance were: Glenn Sommers (President), Mike Polk (Vice President), Marie Nugent (Secretary), Bob Henry (Treasurer), ~~Mike Polk~~, Susan Greer and Dennis Hughes

GS MN

Trustees absent were: Caroline Dinger (Proxy given to Marie Nugent)

I. Quorum

It was determined that a quorum had been formed

II. Approval of the minutes.

May 21, 2007 Special Board Meeting

Motion was made and approved unanimously.

May 21, 2007 Regular Board Meeting

Motion was made and approved

III. Residential Inquires

Andrew Jackson will draft a letter to MUD regarding problem on MUD property.

IV. President's Report.

Glenn made the following report:

- Charles Jones resigned due to health problems. There will be notification for a candidate to fill new position.
- Pool is getting good usage.
- Water aerobics on schedule.
- "Storm Chasers" roofing signs are not allowed. Residents are allowed ONE SIGN which is either a FOR SALE or FOR RENT sign.
- A thank you to Andrew Jackson for power washing the fences that were "tagged" by vandals.
- There has been some response to the Communications Committee – still need more!

V. Treasurer's Report.

No report given

VI. Manager's Report.

Kinder-Morgan will be pumping water through gas lines for next 2-3 weeks to check for gas leaks in the lines.

VII. Standing Committee Reports

Financial Committee: Collections a little behind last year's at this time. Electric bills are much higher than anticipated. Will try to get Committee expenses in line.

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Landscape: Report given, see proposals.

Rec Center: There is a 4th of July party scheduled. There will be no rain make up.

Security: Report given. Crime Watch signs to be ordered.

Swim Pool: Approx. 300 ID's made so far. No problems with 10 yr. old age limit. Baby pool use must have parents to stay with children. They are responsible for their children. Children up to the age of 6 are the responsibility of the parents. A sign will be considered stating NO Life Guard at Baby Pool.

Tennis: No report given.

Community Services: No report given.

Deeds:

- Robert Serradilla is new Chrm. Board approved unanimously.
- Revamping violation letter in process.
 - Some violation verbiage will be checked by the DVCA attorney.
- Protective covenants give permission to do "force mows". \$1,000 has been allowed for emergency force mows on an as need basis. Motion to indefinitely have force mows not to exceed the \$1000 for a calendar year. Motion passed. Unanimous.
 - There will be 3 force mows.

VIII. Old Business

- **Discuss / Vote on DVCA protocol for dealing with Attorney**
 - Glenn provided a handout to assist with issue and discussion and with a suggested motion (Attachment 1)
 - Motion (as amended in Attachment 2) was made by Dan Karsten and seconded by Mike Polk. Motion passed unanimously
- **Discuss / Vote on DVCA Policy on dealing with vandalism**
 - There was discussion but no decision made.
 - Board discusses and motion made to adopts/approves a zero tolerance policy. If it is a chargeable offense according to the constable, Board will press charges. After much discussion the motion tabled until next meeting. Vote was unanimous.
 - Capt. Chopa will be asked to attend the July 23rd. meeting.
 - Glenn asked the trustees to come prepared with a written motion to be discussed.
 - Item tabled. Will be brought up again at the next board meeting.

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- **Update on Mosquito Control**

- Peter Howell made an update
- Dan Karsten said he would work with Community Services to discuss this with a recommendation / proposal targeted to be presented at the July 23 meeting.
 - To possibly resume mosquito spaying in August.
 - Proposals will be brought to the July 23rd. meeting.

IX. New Business

- **Use of DVCA facilities discussion**

- There was discussion but no decisions.
- Need to include Pool and Community Services Committees in discussion
- Will be brought up again at the next board meeting.

X. Adjournment

Motion was made and passed unanimously to adjourn.
Meeting was adjourned at 9:37PM

Submitted by: Marie Nugent Date: 7-23-07

Approved by: [Signature] Date: 7-23-07

DVCA Policy for dealing with Attorney

Request:

- 1) Decision tonight on the DVCA Attorney Policy (either temporary or permanent)**
- 2) If temporary – a plan put in place to get to a permanent policy**

Requirements of Policy:

States who can contact the Attorney. Who has the Authority?

Describes the scope of that Authority? What approvals are required?

Describes who should be in the meeting / call.

Authorization for spending DVCA funds must be included.

Are there “regular” and “emergency” rules and what defines which applies?

Temporary DVCA Policy for dealing with the DVCA Attorney

1. Continue current practice/precedence – that the President is the designated contact for the Attorney.
2. For Deeds Letters approved by the committee, no additional approval is needed and this communication can be delegated to the Office Manager after the Board/President has approved the letters at a Board Meeting.
3. For other than Deeds matters, unless in an emergency,
 - a. The President needs at least two other Trustees to agree that legal counsel is required, before going to the attorney.
 - b. The President will make a strong effort to include at least one and preferably two other Trustees in the meeting/call. If they have agreed to attend and do not make it, the meeting will still be held as DVCA will be charged for the time.
4. In an emergency, the President should try to get one or two Trustees to approve and be part of going to get legal counsel, but the President is given the authority to proceed with legal counsel if in his/her mind, waiting could put DVCA in a adverse situation. The President would continue to work on communicating and getting other Trustees involved as soon as possible, and the situation would be brought up for discussion at the next board meeting.
5. The President is explicitly authorized to expend DVCA funds for Legal Counsel unless otherwise directed by the board.
6. Fees for DVCA Legal Fees will be reviewed by the board and appropriate actions will be taken to modify this DVCA Policy if required.
7. This policy will be in place until it is replaced by another updated Temporary Policy or a Permanent Policy is put in place.

GJS

5/20/2007

Motion on DVCA Policy for dealing with Attorney

Motion on DVCA Policy for dealing with the DVCA Attorney

(As modified by the board on 6/23/07)

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 - b. The President will make a strong effort to include at least one and preferably two other Trustees in the meeting/call. If they have agreed to attend and do not make it, the meeting will still be held as DVCA will be charged for the time.
4. In an emergency, the President should try to get one or two Trustees to approve and be part of going to get legal counsel, but the President is given the authority to proceed with legal counsel if in his/her mind, waiting could put DVCA in a adverse situation. The President would continue to work on communicating and getting other Trustees involved as soon as possible, and the situation would be brought up for discussion at the next board meeting.
5. Fees for DVCA Legal Fees will be reviewed by the board monthly and appropriate actions will be taken to modify this DVCA Policy if required.
6. The President is explicitly authorized to expend DVCA funds for Legal Counsel as outlined above unless otherwise directed by the board.

GJS
6/25/2007