

Deerfield Village Community Association
Regular Board Meeting
September 24, 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. The meeting was called to order at 7:34 p.m. by Pres. Glenn Sommers.

Trustees in attendance were: Glenn Sommers (President), Marie Nugent (Secretary), Bob Henry (Treasurer), Susan Greer, Caroline Dinger, Dan Karsten, Walt Bohn, and Dennis Hughes

Trustees absent: Mike Polk (Vice President), proxy given to Marie Nugent

I. Quorum

It was determined that a quorum had been formed

II. Approval of the minutes.

August 27, 2007 Regular Board Meeting

Motion to approve amended minutes by Susan Greer, Dan Karsten 2nd.

Motion passed unanimously.

III. Residential Inquires

- Craig Coleman questioned the presence of the For Sale sign of Patio Home near Clay Rd. It has been there for approx. 3 mos.
- Andrew Jackson asked if there was any progress pertaining to the wall on Windsong Trail. Bids were submitted to MUD, per Jay Singleton.
- Craig Coleman said that the common area in the patio homes first cul-de-sac needs landscaping as the trees have been removed. Plans are in place per Jay Singleton.

IV. President's Report.

Glenn made the following report:

- All is going well. Painting of Rec Center room looks good, thanks to Community Services.
- There was a successful Members' Forum. Over 60 people attended. Lots of information and interactive participation regarding mosquitoes and security. Received positive feed back from members.
- Straw Poll to be in October Newsletter
- Budget process is proceeding

V. Treasurer's Report.

Report given

VI. Manager's Report.

Allied Waste issues seem to be resolved

Calls coming in due to Deeds letters. Getting good feedback.

VII. Standing Committee Reports

Security: Cars are being broken into (on street and in driveway)

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Swim Pool: Written report received

Tennis: No report received. Preparing budget.

Community Services: Written report received

- Painting is done. Punch list being worked through
- Additional bids for wood floors/carpets are coming in per Rebecca

Deeds: Report received

- Five Lawyer letters requested. Motion to send letters made by Carolyn Dinger, 2nd Walt Bohn – passed unanimously

Financial Committee: Written reports received

- Have spent \$322 YTD, Budget YTD is \$331K – so under budget YTD
- Project spending \$455K on a budget of \$460K for 2007
- Based on preliminary budget request for 2008, Total operating Expenses will be \$551K which means assessments will need to be increased \$76 per household. Big impacts are:
 - 3rd Shift Constable - \$47K without weekend shift
 - Mosquito Control - \$10K
 - Additional Landscape - \$10K
- If DVCA had kept raising assessment as allowed (based on the CPI)
 - Regular Homes – around \$650 – 2007 rate was \$460
 - Patio Homes - around \$790 – 2007 rate was \$569
- Collections are slowing down. Final letters to go out this week (35 in 2007 vs. 50 in 2008). 10 members are on payment plans.
- Discussion of 2008 budget and budget process occurred
 - Andrew Jackson provided the 2008 prelim budget and stated 2008 Budget needs to be finalized by the end of October
 - Special meeting on October 29 or 30 to be scheduled for finalizing budget. Rebecca to poll board and committee chairs on best date and set up meeting

Landscape: Report given and discussion of plans.

- Landscape Committee will survey the plants in the pool area and develop a recommendation to be submitted to the pool committee.

Rec Center:

- Adult Swim Party went well. Thanks to Rebecca for her efforts.
- Halloween party needs volunteers.
- Dedication to Nora Fearing went very well. Thanks to Peter Howell for picking up Nora's bench.
- Christmas party needs volunteers. Sunday, Dec. 16 from 2-4. Snow party

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VIII. Old Business:

- **Update on Members Forum – Sep 11, 2007**
 - Very successful - over 60 members attended
 - 3rd Shift Constable
 - Mosquitoes and Mosquito Control.
 - Thanks to those who attended!
 - Excellent Speakers and Guests
 - Captain Chappa and Jeff Patrick from the Constable
 - Three members of the Harris County Mosquito Control Division
 - Very informative session
 - Very favorable comments from the members who attended
 - Follow up to the Forum, will be a straw poll included in the Oct. newsletter
- **Mosquito Control Update and vote on extending trial**
 - Peter Howell gave update. Large Majority of member responses very positive.
 - Discussed a more strategic plan to Mosquito control in 2008
 - Motion to continue full program control in October and then just larvacide control in November was made by Dan Karsten, 2nd Caroline Dinger. Motion passed 7-2-1 (Dennis and Susan –no, Bob – abstain)
- **Update on Trespass Affidavit**
 - Walt Bohn is listed first, then Susan Greer.
 - Walt has signed

IX. New Business:

- **Code of Conduct Discussion / Vote**
 - Glenn presented a Code of Ethics document for the Board to review
 - Based on Purdue University and California State University current Code of Conduct policies
 - Will incorporate suggested Fiduciary Obligation Commitment proposed by Mike Polk
 - Asked board to review and provide feedback before October Meeting
 - Board requested the DVCA Attorney review – Glenn to get done

X. Adjournment

Motion was made by Dan Karsten, Carolyn Dinger 2nd. Passed unanimously.
Meeting was adjourned at 9:12PM

Submitted by: Maei Nugent Date: 10-22-07

Approved by: [Signature] Date: 10-22-07