

DEERFIELD VILLAGE COMMUNITY ASSOCIATION
Annual Meeting of the Members
March 11, 2008
7:30 PM

The Annual Meeting of the Members of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive, Houston, TX 77084 at 7:30 p.m. Trustees in attendance were Glenn Sommers (President), Mike Polk (Vice President), Marie Nugent (Secretary), Susan Greer, and Walt Bohn. Bob Henry, Caroline Dinger, and Dan Karsten were absent

I. CALL TO ORDER AND QUORUM

Glenn called the meeting to order at 7:32 PM. A quorum is not required to receive reports (per the By-laws Article 3.1).

II. PRESIDENT'S REMARKS

Glenn provided a State of the Association address. Copies were provided to attendees and it is attached to these minutes.

III. ELECTION COMMITTEE REPORT

Walt Bohn discussed the DVCA Trustee elections. Walt Bohn reported that there were 3 candidates for Trustees. Steve Dornak, Marta Bott and Sharyn Carpenter. He also reported that there were a few Write-ins. The results were that the three above were elected.

IV. ANNUAL CONDITION OF THE ASSOCIATION

- **Treasurer's Report** - No report given. The financial position of the DVCA is very good.

- **Standing Committee Reports**

Community Services: Written and verbal report given and attached.

Deed Restrictions: Written and verbal report given and attached.

Financial Services: Written and verbal report given and attached.

Landscape: Jay Singleton provided a verbal report. The condition of the DVCA landscape is good. A lot was done in the last year and there are plans to continue improving things in the next year.

Rec Center: Written and verbal report given and attached.

Security: Written and verbal report given and attached.

Swim Pool: Written and verbal report given and attached.

Tennis: Mark Tinne provided a verbal report.

V. RESIDENT'S INQUIRIES

- Annual Meeting could be better publicized. Was not on Marquis. Could we make signs to put up at the entrances?
- Will water aerobics have an 8:00 am class?
- Condition of perimeter fence. Conformity needed. Glenn discussed that the perimeter fence is not a direct DVCA responsibility as DVCA owns no common land around the perimeter. Land is owned by the members or the county. There was discussion about looking at the issue again. It will put it on the Board agenda in a future meeting and putting it in the newsletter and/or having a public forum will be discussed. Someone to spearhead this effort will need to come forward or nothing will happen as it is not a direct board function.

VI. ADJOURNMENT

Mike Polk moved to adjourn the meeting and Susan Greer. Motion carried unanimously and the meeting adjourned at 8:45PM.

Approved By: Glenn Johnson 3-24-08
Marie Nugent 3-24-08

State of the Association

March, 2008

A year ago the association was in a state of turmoil, communications were poor, volunteerism was down, and the integrity of the DVCA Board in question. Now, a year later all of that has been turned around and the state of the Association is very good. The following are details that demonstrate the statement above.

- Finances – DVCA is very solid. Reserves are strong and budgets adhered to.
- Facilities – Our facilities are in very good shape (well maintained and updated)
 - Swim Pool Project completed
 - Club House rooms repainted and floors redone
 - Vanbury playground (North) has been updated
 - Swim Pool Buildings are being updated
 - Landscaping updated throughout the year
 - Tennis screens replaced and other updates
- People – More involvement and interest in DVCA
 - Committees are stronger and more active
 - March 2007 - half of the committees were small and understaffed
 - March 2008 – all committees have more people, are viable, more active and have strong leadership
 - Swim Pool – several members vs. 2-3
 - Rec Center – active with full plan vs. 1-2 members and no volunteers
 - Community Svcs. – additional members and many projects completed
 - Financial Svcs. – additional members and directly supporting committees
 - Deeds – full committee and updated processes in 2007
 - Security – strong attendance all year
 - Landscape – very active set of members
 - Tennis – full committee that has a lot of fun
 - Involvement and activities are up
 - Mulching Party
 - Halloween Party
 - December Snow Party
 - Polar Bear Swim
 - Solid list of activities for 2008
 - Board of Trustees
 - Strong and active board in 2007
 - Strong new members in 2008
 - New Office Manager
 - Has done the job before
 - Very enthusiastic and committed to quality
 - Great feedback from the committees and members
 - Positive feed back from the members

State of the Subdivision is very good

- We are one of the best subdivisions with regards to foreclosures in the area
- Less than 1% (around 0.5%)
- We are in one of the more desired subdivisions in the area

State of the Association
March, 2008

Accomplishments in the last year

- Improved Communications to the members
 - Monthly Presidents Report reinstated
 - Newsletter is meatier with Committee Reports of actions, plans and activities
 - Significant agenda items are communicated in advance of a decision
 - First Communications forum in the Fall 07 (Security & Mosquitoes)
 - Second Communication Forum in March 08 – DVCA Finances
 - Web updates and regular email blasts of new info
- Ensured significant projects and expenditures were communicated to the members before making a decision on them (3rd Shift Security Patrol, Mosquito Control, Assessment Increase)
- Attempted to understand and represent the interests of the members
 - Enhanced Communications
 - Member Forums
 - Straw Poll
- Implemented a Code of Ethics for the DVCA Trustee Board (and By-Laws update)
- Followed a more conservative financial approval process at Trustee Board Meetings
- Re-established the integrity of the DVCA Board
- Adopted a strict policy to press charges for vandalism and illegal activities on DVCA property
- Updated the Committee By-Laws to be consistent between committees
- Reinstated Mosquito control for the Community
- Approved hiring a 3rd Shift Constable Patrol (scheduled to start in March '08)
- Completed the Swim Pool Renovation Project with modifications to address the members and other committees (Security, Landscaping) concerns
- Created a DVCA Services provided by "For Profit" Businesses Policy to ensure we abide within the DVCA Articles of Incorporation.
- Supported committees in ensuring DVCA Facilities maintained and updated (see above)
- Approved the updated Deeds Letters and Processes (including pictures)

Items we did not accomplish

- Update the written DVCA Expenditure Policy – on agenda to be completed
- Create a Communications Committee – on hold indefinitely (accomplished goal)
- Review and update the DVCA By-Laws – on agenda to be completed
- Review and update the Procedure of the Board of Trustees – on agenda to be completed

Status of my commitments to the Members:

My commitments to the members of Deerfield Village on my Trustee Application were:

1. To strengthen and ensure solid communications with the members (from the board and committees);
2. To treat DVCA finances with fiscal conservatism and ensure members know about significant projects and expenditures;
3. To make decisions with the best interests of DVCA and its members as their basis;
4. To represent the will of the people with integrity without a personal agenda; and
5. To listen and be responsive to the members of DVCA

With the goal of encouraging greater involvement and volunteerism from the members

I believe that I have met all of the above commitments and achieved that goal and will continue to do so through the rest of my term as Trustee.

State of the Association
March, 2008

Notes of Appreciation

- All the volunteers that make DVCA great
 - All the Committee members who sacrifice their time to support DVCA
 - All the Committee Chairs
 - Peter Howell – Swim Pool & Rec. Center
 - Andrew Jackson – Finance
 - Robert Serradilla – Deeds
 - Tara Shockley – Community Services
 - Deana Miciotto – Deeds
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- Kirk Aden – Security
 - Jay Singleton – Landscape
 - Mark Tinne – Tennis
 - The Trustee Board (existing and new)
 - Bob Henry - Treasurer
 - Dan Karsten
 - Greg Bonefas – Project Manager for Swim Pool Renovation Project
 - Bob Shortle – Web Meister
 - Lisa Walker

DEERFIELD VILLAGE COMMUNITY ASSOCIATION
Annual Meeting of the Board
March 11, 2008
Immediately following the Annual Meeting of the Members

The Board of Trustees of the Deerfield Village Community Association held the annual meeting at 4045 Deerfield Village Drive, Houston, TX 77084 immediately after the Annual Meeting of Members. Trustees in attendance were Glenn Sommers (President), Mike Polk (Vice President), Marie Nugent (Secretary), Susan Greer, Walt Bohn, Steve Dornak, Marta Bott and Sharyn Carpenter. Caroline Dinger was absent. The purpose of the meeting was to elect officers, appoint trustees to committees and set monthly meeting date and time

I. Call to Order

The meeting was called to order by Glenn Sommers at 8:51PM.

II. Election of Officers

President: Glenn Sommers (Nominated by Susan Greer, Seconded by Mike Polk. Passed unanimously.)

Vice President: Walt Bohn (Nominations were made for Walt Bohn and Mike Polk and Walt was elected)

Secretary: Sharyn Carpenter (Nominations were made for Susan Greer and Sharyn Carpenter. After a tied vote – Susan Greer withdrew so Sharyn was elected.)

Treasurer: Steve Dornak (Nominations were made for Steve Dornak and Marta Bott. Steve was elected.)

Assistant Treasurer: Alan Phillips Motion to extend Alan as Asst Treasurer. Mike Polk motioned, Susan Greer 2nd. Passed unanimously

III. Appoint Committee Trustees

Board members were appointed as trustee representatives to the Committees as follows:

Sharyn Carpenter	Community Services
Carolyn Dinger	Deed Restrictions
Steve Dornak	Financial Services
Mike Polk	Landscape
Marta Bott	Recreation Center
Walt Bohn	Security
Susan Greer:	Swimming Pool
Marie Nugent:	Tennis

IV. Monthly Meeting Date and Time

Regular Board meetings will be held on the fourth Monday of each month at 7:30 PM.

V. Adjournment

Steve Dornak moved to adjourn the meeting. Marta Bott seconded. Motion carried unanimously and the meeting adjourned.

Marie Nugent 3-24-08
Approves B1 [Signature] 3-24-08