

Deerfield Village Community Association
Regular Board Meeting
June 23, 2008
7:30 PM

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 Glenn Sommers called the meeting to order at 7:31pm.

Trustees in attendance were: Glenn Sommers (President), Walt Bohn (Vice President), Steve Dornak (Treasurer), Sharyn Carpenter (Secretary), Marta Bott, Susan Greer Mike Polk and Marie Nugent. Carolyn Dinger was absent.

I. Determination of Quorum

It was determined that a quorum had been formed.

II. Approval of Minutes

The May minutes needed to be amended before approval. The May minutes will be approved at the next board meeting in July.

III. Residential Inquiries

- A resident on Heathersage brought pictures of the home next door, which is currently a rental property. His concerns are the trash the people have left behind in the backyard. A hot tub that has dirty water sitting in it, poison ivy growing on the fence. Mold through out the house. Property owner came out and cleaned up some things but there is still junk in the backyard.
- Another resident inquired about the home that was seized by the DEA.
- A resident is starting a petition to stop the bar and lounge from going in across the street from Deerfield; at the corner of Clay Rd. and Barker Cypress.

IV. President's Report

- Memorial Day Party was a big success, over 200 people attended. Jazz on the Green another great idea and big success from the Recreation Center Committee. Bridge Night has started, there was at least 15people who attended.
- Allied Waste still is working on some major issues in regarding the trash pick up.
- There will be a Town Hall Forum in mid September to discuss Allied Waste, the perimeter fence, the expansion of the West Houston Airport and the opening of the WTF Bar and Lounge.
- \$712 was spent in cleaning up the "tagging/painting" vandalism in the neighborhood.

V. Treasure's Report

Report received and given by Steve Dornak.

VI. Manager's Report

- Received bid from locksmith to re-keying the Rec center and Annex.; excluded the pool area. Swim team is missing some coolers
- Vandalism on the tennis courts: locks were popped open, picnic tables were moved from underneath the annex.
- Electrician to come out and give bids on adding 4 more spaces to put cameras.
- Received bid for the maintenance on the air condition in Rec room and manager's office.
- Lisa requested Christmas Eve and Christmas Day and New Year's Eve and Day off as well.

VII. Standing Committee Reports

Tennis Report received and given by Mark Tinne.

- To put new locks on Tennis Courts will cost \$2200; at this time the committee does not want to spend the money. It is the opinion of the chairman to get the security cameras in place before spending the money on resurfacing.
- Will probably not resurface the courts in 2008. The committee was concerned about whether the reserve \$\$ for resurfacing would still be available in 2009. The board clarified that it would be as that is generally how the reserves were administered. They remain for the purpose stated until they are used or the board reallocates the funds purpose. If the reserve is fully funded additional funds may not be added during the budget process.
- Light pole that was damaged in the recent storm was discussed

Community Service Report received and given by Lisa Walker.

- A proposal (attached) was put on the table on the "new" wording of the rental contract for lost keys. The word "may" was changed to "will"; motion was made by Steve and Marta 2nd the motion, passed unanimously.
- A proposal (attached) for servicing the air conditioning units was put to the board, the bid submitted had 5 line items that needed to be done, the board deleted line item #5 (and replacing three thermostats with programmable thermostats and protective covers to prevent tampering) until more information was provided. Sharyn Carpenter motioned and Steve Dornak 2nd to change the language of the bid and delete item #5 and do the repair up to \$1300, passed unanimously.
- Allied Waste- a 60 day extension was given so Deerfield could go out and look at other waste companies to see if we have the best offer; we have to make a decision by Nov. 1st. Steve Dornak made a motion to approve this and Mike Polk 2nd, passed unanimously. Letter attached. Glenn will sign and return to AW.

Deeds Report received and given by Deanna Miciotto.

- A new member was voted on and put into the vacant spot on the committee; Marta Bott motioned to approve the member and Susan Greer 2nd, passed unanimously.
- There have been some fallen fences on Clay road and Spellbrook due to the storm; the Spellbrook fence has already been repaired.
- There needs to be more clarification from Rick Butler's office on going onto private property to force mows.
- Deeds will probably go over their 2008 budget due to office expense, force mows and legal fees.
- Covenants are not updated, the community is exposed.
- Two properties were approved for lawyer letters

Financial Service Report received and given by Andrew Jackson

- The committee provided information on members that have not paid their assessments.
- The committee requested that the board write off \$12,400.94 (12 member residences) of overdue assessments. Since this was not done via the new Committee proposal form, the board asked that this be resubmitted in July.

Landscape Report received and given by Jay Singleton

- Fence around Garbage and A/C units is completed; the landscape around the fence is put on hold due to the fact there is no water system around this area. Any new planting will wait until cooler weather. It has been a challenge to keep everything green since we are lacking in a good rain

Recreation Center Report received and given by Peter Howell

- Still waiting to hear feedback from residents on the "snow" for the Children's Christmas party in December.
- Board requested the committee to prepare a budget for a party to party basis including YTD spent and the budget for each party planned for 2008. The board would like to know the budget and have the opportunity to evaluate it before a party occurs. This means having this information a few months in advance of the party. A full year view the budget is also a requirement so the board can see how the committee plans to stay within their annual budget.

Security Report received by Kirk Aden

- There is an open spot on the 1st shift due to Jeff being out. There is also a recommendation that Dustin take over the 1st shift.

Swim Pool Report given by Peter Howell

- Working on the contract with A- Beautiful Pools, but will get more bids to compare. Will look at adjusting pool hours based on usage.
- 500 ID's were taken so far this year.
- Water Aerobics contract has been signed by Glenn Sommers and Fun Fitness.

VII. Old Business

- Expenditure Approval Policy– no update by Susan. Request info to be in the board packet for the July meeting. Susan say she will set up meeting with Glenn and Steve after meeting tonite so progress is made.
- By-Laws Updates – need info in board packet so we can vote on next month. Asked everyone to review updates provided by Walt for discussion and approval at July meeting. If that doesn't work we will need to have a special meeting or form a subcommittee to get the By-laws updated.
- Electrical Provider – Will stay put with current electrical provider for now. The issue is the street lights. Make asked for approval to research solar street lights as an option. Susan Greer made a motion to have Mike Polk look into solar lights, Marta Bott 2nd it, passed unanimously.
- Perimeter Fence Update – Pushed out to July meeting. Sharyn to prepare an Newsletter Article about this. Decision was made to have this be part of the next Member Forum in September. The board is open to members re-looking into creative ways to solve this issue, but will not lead the effort as DVCA has no legal standing or responsibility for the perimeter fence. DVCA has no property rights for the perimeter fence as the land along the fence line belongs to the individual members and the county.

IX. New Business

- Special Board Meeting Scheduling – Glenn requested the board schedule a special meeting to catch up on several items that the board has not been able to work on the past few months, due to the length of the meetings.
 - The consensus of the other board members was that an extra meeting was not necessary so one was not scheduled.
 - The board discussed how to make the board meetings more timely and efficient. The new proposal forms and requirement that anything to be discussed needed to be in the board packet was viewed as a movement in that direction.
 - It was decided to start enforcing the new process more at the July meeting. This requires that the board members have read, studied and have any questions prepared about the board packet before coming to the meeting. The committee chair would not have to report on what was in his written report and would be available if questions were needed to be answered.
 - d the agreed they would be responsible to have read through all the At was havGd -
- Town Hall Meeting in July and Forum in September were briefly discussed.

X. Executive Session

- Glenn asked for a motion to go to executive session, Mike motioned, Walt 2nd. Passed unanimously.
- Glenn asked for a motion to go out of executive session, Mike motioned, Sharyn 2nd. Passed unanimously.

XI. Adjournment

- Motion by Susan Greer, 2nd by Sharyn Carpenter. Passed unanimously.
- Meeting was adjourned at 10:34PM

Submitted by Sharyn P. Carpenter Date: 7-28-08

Approved by [Signature] Date: 7-28-08