

# Deerfield Village Community Association

## Regular Board Meeting

July 28, 2008

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 7:30p.m.

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

### Determination of Quorum

It was determined that a quorum had been formed. Marie Nugent gave her proxy to Walt Bohn.

### Approval of Minutes

Regular May Board Meeting minutes – motion to approve minutes by Marta Bott, Mike Polk 2<sup>nd</sup>, passed unanimously.

Regular June Board Meeting minutes- motion to approve minutes by Walt Bohn, Steve Dornak 2<sup>nd</sup>, passed unanimously.

### Auditor Report and Approval (McCall Gibson)

A written annual financial report was given to the board by Debbie Gibson for approval. There needed to be a correction on the board members for the 2007 year. The report looked good for Deerfield Village. Motion to approve was done by Steve Dornak, Carolyn Dinger 2<sup>nd</sup>, passed unanimously.

### Residential Inquiries

Jim Cline with the Boy Scout Troop 898 is doing a patriotic fund raiser. A resident would purchase a subscription for \$30 and the Boy Scout s would install in their yard a 10ft. flag pole with flag on it for 5 holidays throughout the year; Veterans Day, Memorial Day, Independence Day and Flag Day. The pole would remain up for 24 hrs. and then be taken down by the troop. The troop was looking for the board for approval.

The board wanted to discuss this more with the other members and will get back to the troop by next month.

A resident wrote a note to Glenn stating that he thinks there should be some recognition of all the volunteer residents who help out with all the different activities in the neighborhood, a party of some sort. The board agreed and will look into it.

### **President's Report**

New Directories <sup>are as per</sup> ~~on~~ in and have been passed out to all the residents. Thanks to Rick Johnson for all of his hard work in getting the directory up to date and ready for distribution.

The July 4<sup>th</sup> was a successful party at the pool.

The Town Hall meeting was also a success thanks to Jodi Dornak, and Andrew Jackson for keeping the residents informed.

There will be a member's forum to discuss Allied Waste and the Perimeter fence.

The board will work on residents who are delinquent in paying their assessments in a timely manner.

### **Treasurer's Report**

A written report was received and given by Steve Dornak (see attached).

### **Manager's Report**

Reimbursements will only be paid if a receipt is attached.

33 Lien Letter's have been sent out.

Tennis lighting- the pole that went down during the last big storm is not covered by insurance. The light will be fixed this week.

The air conditioning unit could be replaced by a 1-5 ton unit for the rec room, still getting my info on that for the committee service to look over.

Building maintenance- the bathroom floors need to be stripped and cleaned got a bid from Stanly Steamer to do the work.

Working on updating current contracts and insurances s for DVCA.

### **Standing Committee Reports**

#### **Community Services**

A written report was received and given by Rick Johnson.

There were 2 proposals on the table for the board to approve.

1). The proposal to rekey the Rec Center and Annex. The board decided that the committee needed more than one bid for the job. So this proposal was tabled. The 2<sup>nd</sup> half of the proposal was to decide who will have possession of the master keys. The board decided that when the rekeying gets done then they will decide who will get the sets of master keys for the Rec Center and Annex. The board also wanted ~~the~~<sup>the</sup> committee <sup>to</sup> to put in the policy that if a person checks out a set of keys for a long period of time (ie: swim team) they would be subject to an audit during the time of possession.

2). The 2<sup>nd</sup> proposal was to replace the light pole that has rusted out on the playground with a 20 foot pole and 2-250 watt flood fixtures. The board wanted a 2<sup>nd</sup> bid, even though M Services has been the main vendor for this type of work. Susan Greer made the motion; Marta 2<sup>nd</sup>, 3 were in favor and 5 were against. Proposal was not passed.

There was a motion made by Marta Bott to take down the rotten pole so it wouldn't be a hazard to anyone on the playground, Steve Dornak 2<sup>nd</sup>, passed unanimously.

### Deeds

A written report was received and given by Deanna Miciotto.

Walt Bohn made a motion to accept a new member for Deeds, Susan Greer 2<sup>nd</sup>, passed unanimously.

Will take pictures of the house that was seized by the DEA to take to Judge Yeoman to get permission to go onto property to mow.

Possibly using Bluegrass for force mow.

Motion by Steve Dornak to approve Deeds letter for fees owed to DVCA, Mike Polk 2<sup>nd</sup>, passed unanimously.

### Financial Services

A written report was received and given by Andrew Jackson.

There was a written proposal presented to the board to accept the expenditure policy; Steve Dornak motioned and Carolyn Dinger 2<sup>nd</sup>; passed unanimously.

There was a second proposal for the Assessment Write-Offs for properties which were foreclosed and have been sold or remain vacant. Steve Dornak made the motion to accept this proposal, Walt Bohn 2<sup>nd</sup>; passed unanimously.

Budget request have been sent to all committee chairs; there will be a special meeting to discuss budget in October.

### **Landscape**

A report was received.

Look into renegotiating the contract with Blue Grass

### **Recreation Center**

A written report was received and given by Peter Howell.

A survey will go out to all the DVCA residents to ask for input on events that they want to see planned. Board would like to see the results.

There might be a possible cancelation in the Adult Pool Party for lack of tickets sales.

### **Security**

A written report was received.

### **Swim Pool**

A report was received and given by Peter Howell.

The black tubes that were used for recreation for the kids will now be sold due to the injuries from the air valve.

### **Tennis**

No report was received but Mark Tinne wanted clarity on resurfacing the tennis courts, but this wouldn't get done unless the courts were secured.

A question was asked about using court 3 & 4 as a multipurpose court if it was not going to be secured. Specifically adding the option for a Volleyball Court. The discussion was lively and the board agreed that looking into a volleyball court was something to be done in the future.

### **Old Business**

Certain By-Laws were on the table for approval. Due to time constraints only the ones that were dealt with the "Member in Good Standing" were discussed and voted on. The others were tabled for discussion and vote at a future board meeting. The By-Law updates approved are:

- Section 2.9 Members in Good Standing – adding definition - Mike Polk made motion; Marta Bott 2<sup>nd</sup>; passed unanimously.
- Section 7.2.C.2 Board Powers – expanding the power to suspend privileges to members who are not in Good Standing – Steve Dornac made motion; Carolyn Dinger 2<sup>nd</sup>; passed unanimously.
- Section 9.2 Committees Chairman and Membership – requiring “Member in Good Standing” status – Walt Bohn made motion; Steve Dornak 2<sup>nd</sup>; passed unanimously.

Update on expenditure approval policy/policy procedure for expenditures will be discussed at the next board meeting

Solar lights are too expensive so the idea of replacing existing lights with solar was dropped.

The member forum is to be held September 15 to discuss trash pick-up and perimeter fence.

### New Business

Schedule a special meeting for Deeds. Board members are to give Glenn dates they can meet before the next board meeting.

There was discussion on who was the DVCA Board Liason with Troop 120. It was determined that Peter Howell had been appointed to that position sometime in the past and agreed that he would continue in that role for now. Glenn requested that there be better communications between the Troop and the board and Peter agreed to meet with Glenn to address that concern.

### Executive Session

Board went into executive session; Motion was made by Mike Polk; Marta Bott 2<sup>nd</sup>; passed unanimously.

Executive session ended; Walt made the motion; Mike Polk 2<sup>nd</sup>. Passed unanimously.

### Adjournment

Mike Polk made the motion to adjourn at 10:45pm, Glenn Sommers 2<sup>nd</sup> ;all passed.

APPROVED BY Glenn Sommers  
 SUBMITTED BY Sharon Carpenter

# PROPOSAL:

I am the Scoutmaster for Boy Scout Troop 898, and we would like to do a fundraising project in Deerfield Village. The reason we picked Deerfield Village is because I live there and also I think it would be a wonderful display of patriotism for the residents. Our project consists of selling flag subscriptions for our troop to put 3' x 5' US flags on a 10' pole in resident's yards. The program works like this: Boys in my troop will sell subscriptions at a booth set up in front of the clubhouse on an agreed-upon Saturday in August. We will not go door-to-door, as that is a violation of our troop guidelines. We will place samples of these flags on Deerfield Village Drive to attract attention to the booth. The subscription sells for \$30 per year. For the \$30, our troop will place these flags on the front lawns of the residents on five days during the year (Veteran's Day, Memorial Day, Fourth of July, Flag Day and Labor Day). We will take the responsibility for storing and maintaining the flags, as well as putting the flags up and taking them down. We plan to put the flags up the morning of the holiday (after dawn), and we'll take them down before dark. On each subscription lawn, we will install a small PVC pipe underground close to the street where the flag will be inserted to the left of the walkway from the street to the front door. This is done only once. It is installed below the grass line so it won't be seen.

Jim Cline  
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