

Board Minutes- April 27, 2009

Deerfield Village Community Association

Regular Board Meeting

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 Walter Bohn called the meeting to order at 7:30pm.

Trustees in attendance were: Walt Bohn (President), Glennn Sommers (Vice President), Steven Dornak (Treasurer), Eric Toureilles (acting as Secretary), Sharyn Carpenter, Mike Polk, Marta Bott and Marie Nugent. Susan Greer was absent.

Determination of Quorum

It was determined that a quorum was present.

Approval of Minutes

Regular March Board Minutes were reviewed and Glenn Sommers brought up some minor changes and all agreed-motion to approve minutes was made by Glenn Sommers, seconded by Sharyn Carpenter, passed unanimously.

Residential Inquiries

A patio home resident asked the board to explain what steps are being taken to address some flooding issues in our neighborhood. Walter Bohn asked that we breakout of the agenda so he may give his president's report, which would address this residents inquiry. Eric Toureilles approved and Marta Bott seconded. Walter Bohn went into his Presidents report and the resident thanked Mr. Bohn and the board for addressing this issue. Marta Bott motioned that we move back to the agenda, seconded by Sharyn Carpenter and passed unanimously.

A second patio home resident asked the board to give him permission to buy the area next to his home, which is in the common area owned by Deerfield. Resident said that this originally was a lot never developed and he would like to place a garage or wall to park his vehicle. Resident also presented a survey to the board for our review. Walter Bohn indicated that we would need to review our Covenants and by-laws to see if this is even possible. Steven Dorak volunteered to verify if this was actually an undeveloped lot that was now part of the community. Resident offered to pay any legal fees associated with the request and then thanked the board for reviewing the matter.

President's Report

Walter Bohn stated that we just heard the president report. The flooding problem in Deerfield over the past few storms is of great concern and I am taking this very seriously.

- He has sent an E-Mail to the County requesting a solution to this problem.

- The second is that grate has to be cleaned to flow at its maximum.
- Assigned a person to monitor the grate and grate area, to enforce it is cleared before a storm.

Treasurer's Report

Steve Dornak said we have collecting 96% of the assessments for 2009 and the health of all our accounts is good. That number is extremely good. Steve indicated that the pursuit of leans for resident's not making payments has contributed to such a high compliance rate.

Manager's Report

Lisa stated that she is working with Consolidated Management Services to transition from ACMP. She did not report any issues or concerns.

Working on certified letters, have 3 releases of liens.

Working on pool ID's.

Standing Committee Reports

Community Services

The proposal to redo the attic flooring was again presented to the board with 3 bids. Lisa mentioned that this is a safety issue. The recommendation was Environments Unlimited - motion to approve by Glenn Sommers and seconded by Steve Dornak, and passed unanimously.

Second proposal was to change janitorial services, since Jani-King is not performing according to its contract. Tara sent a letter on April 13th to terminate our existing janitorial services contract for cause. It looks that they are not contesting. They have 15 days to respond from April 14th and 30 days before termination. We reviewed the 3 bids and recommended to use Coverall Health-based Cleaning systems to perform these services. Steve Dornak made a motion to approve and it was seconded by Glenn Sommers, passed unanimously.

Lisa brought up that the ice machine is broken again and will cost \$1,500 to replace the bottom half. A refurbished unit could cost \$5,000 - \$6000. Ice machine would not pass inspection if we don't replace the bottom unit. There was some discussion on who uses the ice machine the most, but the consensus was it needed to be fixed. Steve Dornak made the motion to fix at \$1500, seconded by Sharyn Carpenter, and passed unanimously.

Deeds Committee

Celeste Heath proposed a \$30 administration fee for 2nd response letters. Glenn Sommers asked for a report from Deeds Committee tracking when 1st letter, 2nd letter was sent, like he had seen in the past. Steve Dornak commented that anyone not complying with a 2nd letter or demand letter should have privileges to the pool or recreational facilities suspended. It was discussed that more information was needed, and we should review further. Lisa will bring example of letters to the next meeting. All opposed this proposal until more information is provided.

The Board reviewed the request for a 10 day demand letter to address the perimeter fence violation along Windsong Trail. Mike Polk motioned to send the letter and Marta Bott seconded, and passed unanimously.

A written report regarding the monthly meeting was received.

Financial Services

Andrew Jackson did not have anything to add to Steve's report.

A written report regarding the monthly meeting was received.

Landscape Committee

The committee brought a proposal to landscape the southeast side of Deerfield, using Burns. The cost presented to the board was \$5,408. Walt asked if this was in the budget and the response was yes. Marta Bott made the motion to accept proposal, Mike Polk seconded, passed unanimously.

Mike Polk commented that the front entrance landscaping looked very nice. All members agreed and Walt Bohn explained that he had received many compliments from Deerfield residents.

Written report regarding monthly meeting was received.

Security Committee

Kirk proposed a rewards system for an x amount (\$25, \$50 or \$100) for information leading to the arrest of a person or group involved with vandalizing Deerfield. He suggested we post pictures, (such as graffiti pictures) to the website and black & white pictures in the newsletter to help with leads in catching the perpetrators. Steve asked if surveillance video need a watermark or certified in some way to be admissible in court. Marta mentioned that it is not required for the school district, so she does not believe it is needed. Eric commented that typically showing the video with law enforcement present will get the suspect to confess and that statement is used in court. Steve asked Kirk to investigate further. Steven Dornak motioned to approve the rewards program on a sliding scale, to be determined based on the damage. Marta Bott seconded the motion and passed unanimously.

Kirk explained that a white dually pickup truck trenched the greenbelt.

Kirk alerted the board that we had an armed robbery on Friday. Three black males approached a resident family in their driveway and stole their wallet and jewelry.

Walt asked Kirk to draft an article to the residents of Deerfield for the newsletter to explain what happened and to report any suspicious behavior to the Deerfield constable.

Steve Dornak commented that it appears that every year after we have our annual garage sale, it invites unsavory people into the neighborhood. He suggested we consider having the garage sale off site, such as Traders Village. Lisa commented that the constable mentioned that this is common during a time of tough economic times. Peter Howell commented that this response may be an over reaction and people like to have it at their house. We should look at ways we can increase security.

Marie Nugent mentioned that she has seen people walking the green belt that are not Deerfield residents. Walter Bohn said there is no way to enforce effectively.

A written report regarding the monthly meeting was received.

Swim Pool and Recreation Center

Peter Howell said we need to publicize that after Memorial Day, residents will not be able to access the pool without a Deerfield pool pass. The hours to obtain your pool pass have been posted in the newsletter. He indicated that the pool will open this Saturday.

Peter indicated that he may have an overrun in the budget due to some pool repairs, would give us more details if that happens.

Peter indicated that we had 140 residents participate in the annual garage sale this year.

The crawfish, Music on the Green and wine tasting events went very well, except for one resident complaining of noise from music on the green. He would like to do a couple more Music on the Green events, and thinking the next one could be in June.

He reminded everyone that we are having a Memorial Day party.

Peter is also thinking about having movie night at the pool, more to come.

Written reports for both committees regarding monthly meeting was received.

Tennis Committee

No updates

Written report regarding monthly meeting was received.

Old Business

The AMPC contract is now terminated.

Hudson Energy can be removed from the agenda, since they have not re-billed after DVCA sent a letter explaining we are not liable for this penalty.

New Business

Request by patio home owner to purchase the common are property.

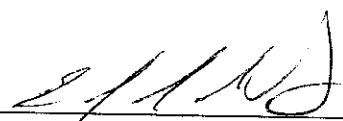
Glenn Sommers gave us a report on the Super Neighborhood meeting. Glenn mentioned that this was in very early stages and there are few of these in Houston. The area proposed is from I-10 to FM 529 between the Houston and Katy city limits. He stated that we are in evaluation mode and not ready to become very active right now.

A motion was made by Glennn Sommers to retreat into executive session, which was seconded by Mike Polk and passed unanimously.


Executive Session

At this time a motion was made by Walter Bohn to end the Executive Session and return to the regular Board meeting. This was seconded by Mike Polk and passed unanimously.

At 9:10 a motion was made by Marta Bott to end the regular Board of Trustees Meeting, seconded by Eric Toureilles, passed unanimously.

Submitted by 

Date: 5-26-2009

Approved by 

Date: 5/26/09