

**MINUTES OF REGULAR BOARD MEETING**  
**JULY 28, 2009**

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 7:02pm.

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

**I. DETERMINATION OF A QUORUM**

It was determined that a quorum was present.

**II. APPROVAL OF MINUTES**

The June Board Minutes were reviewed and Glenn Sommers brought up some revisions. It was decided to have Lisa make the corrections and reprint for the next board meeting.

**III. RESIDENTIAL INQUIRIES**

No residential inquiries were made.

**IV. PRESIDENT'S REPORT**

Walter Bohn stated that the county came out with 13 men to clean the grate and on the second day, the county came back with a big piece of equipment, which was used to complete the work. If that continues, Walter stated that we should be fine. Also the ditch along the greenbelt will be mowed and cleared in August by the county, which has caused plant debris to flow to the grate and impair the water drainage.

Walter also suggested that the Landscape committee consider augmenting the ditch cleaning on months the county is not cleaning, based on how well the results are of the August cleaning. A schedule of the months the county will clean is to follow.

**V. TREASURER'S REPORT**

Steve Dornak said we have collected 96-97% of the assessments for 2009 and the health of all our account is good.

**VI. MANAGER'S REPORT**

Lisa asked that the MUD #136 be sure to work closely with her when meeting schedules change, due to some recent schedule conflicts that occurred on a Saturday, she had to juggle things around.

In August, Pool tag ID's will only be created on Friday, between 9AM – 1PM.

A Patio Home resident complained that the grass in the area owned by the MUD is not being watered; Lisa will get with the MUD to find out what they plan to do.

Leans have been placed on homes that are going through the legal process.

Our accounting firm (CMS) has found an error on a deposit equaling \$1,967.15 and the correction has been applied in our account.

The National election will be held again using our facilities, in which we collect \$350 in fees.

Lisa stated she will be on vacation from August 10 – August 14<sup>th</sup>.

The electricity contract will expire in January 2010, so we will need to review our options and renew accordingly. This will be important for budgeting.

Lisa stated that the new ice machine is in place and working well.

## VII. STANDING COMMITTEE REPORTS

### Landscape Committee

The committee mentioned that the reconfiguration of the gate area is not necessary.

Glenn Sommers had a question about the square planter mentioned in the minutes, and asked if it was decided to be moved or not. It was confirmed that it will not move.

Written report regarding monthly meeting was received.

### Security Committee

Glenn Sommers stated that the constable leadership will be at the next security meeting and asked the board to forward any questions they would like to ask and extended a personal invitation for Walter Bohn to attend the meeting.

A written report regarding the monthly meeting was received.

### Swim Pool and Recreation Center

Peter Howell said the guest policy is still in review and there is no update at this time.

The committee would like feedback on A-Beautiful, the company managing the pool cleaning. Peter will get bids for renewal.

Peter stated there is 3 more movie nights and he may need to purchase a projector, unless Eric Toureilles can loan us one. Eric agreed to loan a projector.

Glenn Sommers expressed concern about an email describing an incident at the pool where the Water Walking club did not have a certified instructor, which is required when there is no lifeguard present in the pool area. If an accident happened, our insurance would not cover and we would be liable. Peter will address with Linda.

The Adult pool party is scheduled for August 15<sup>th</sup>.

The Teen back to school party is scheduled for August.

Labor Day pool party is scheduled for September.

Committee is looking for more committee members to join.

Written report regarding monthly meeting was received.

#### Tennis Committee

No updates

#### Community Services

No updates.

Written report regarding monthly meeting was received.

#### Deeds Committee

Committee is addressing the 5010 Tarnbrook home, needs repainting and board replaced. Attorney will address with resident.

Issue with perimeter fence along Windsong for the home on 5006 Chantry is almost fixed, but there is still one picket that needs to be fixed and Lisa will send out a letter.

The home on Deerfield Village drive has gone to our attorney for next steps.

The home on 18335 Longmoor has built a structure in the front yard and it is in violation of the protective covenants. Letter will be sent.

The parking in the patio home streets is becoming an issue. Lisa suggested that a rule needs to be created as to what action to take when this is reported. The biggest concern is with cars

parked in front of fire hydrants. No decision was made, but the committee will review what action can be taken; since some families have multiple cars.

Steve asked about the hole in the brick fence and if it is being addressed. Walter stated the yard has a swimming pool and he is working with the resident to get this resolved ASAP. A letter will be sent.

Glenn Sommers asked if we were still taking pictures and attaching them to the violation letters. Lisa stated that there is no need on the friendly letters, but they are doing it on the follow-up letters.

A written report regarding the monthly meeting was received.

#### Financial Services

Andrew Jackson stated that overall finance is good, but we are over budget by 15K, which 11K is in taxes. We have spent 18K from reserved, but 40K was budgeted, so we are good.

Walter Bohn approved the Audit report.

A written report regarding the monthly meeting was received.

#### VIII. OLD BUSINESS

The audit report was adopted. No vote needed.

The board deliberated on the risks and gains for the Association to file a 501C4 and change our status to a non-profit organization. The discussion indicated no risks to the Association and it would allow us to waive taxes, and bring cash back in the budget. Steve Dornak motioned that we do the paperwork to change our tax status, which was seconded by Marta Bott. Motion was passed unanimously.

The board deliberated if we should allow Amsbury Park to use the Deerfield swimming pool facility. The decision was made to ask the swimming pool committee to discuss and make a recommendation to the board.

#### IX. NEW BUSINESS

Request by Lisa to upgrade the office computer is in the budget and Eric Toureilles will help make the purchase and have it setup.

Use of copier by residence was discussed to give Lisa some clear guidance. Glenn Sommers suggested we do an analysis on overages. Steve Dornak made the motion that the office copier is for the Association use only, which was seconded by Sharyn Carpenter. Motion was passed unanimously.

The practice of printing board packets or made available electronically only was discussed. The value of writing notes on the documents is needed, so the decision to continue the current practice was decided.

The practice of watering MUD property was discussed and Jay was assigned to look into the watering areas. Walter suggested that after the county kills the weeds in the ditch area, we may want to plant wildflowers in that area to help keep the weeds away. It was brought up that we mow the MUD property, because there is an agreement in place between DVCA and the MUD.

#### X. EXECUTIVE SESSION

A motion was made by Walter Bohn to retreat into executive session at 9:12PM, which was seconded by Martha Bott and passed unanimously.

At 9:20PM a motion was made by Martha Bott to end the Executive Session and return to the regular Board meeting. This was seconded by Steve Dornak and passed unanimously.

#### XI. ADJUORNMENT

At 9:22 a motion was made by Glenn Sommers to end the regular Board of Trustees Meeting, seconded by Steve Dornak and passed unanimously.

Submitted by \_\_\_\_\_

Date: \_\_\_\_\_

Approved by \_\_\_\_\_

Date: \_\_\_\_\_