

# Minutes of Regular Board Meeting

October 26, 2009

The regular Board of Trustees of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive in Houston, Texas 77084. President Walt Bohn called the meeting to order at 7:00 p.m.

Trustees in attendance were: Walt Bohn- President, Steve Dornak-Treasurer, Marta Bott, Marie Nugent, Mike Polk, Glenn Sommers, and Eric Toureilles. Secretary Susan Greer was absent, but had given her proxy to Marta Bott.

## Determination of Quorum

It was determined that a quorum was present.

## Approval of Minutes

Marta Bott made the motion to approve the September Minutes with the typo changes, Mike Polk 2<sup>nd</sup>, passed unanimously.

Eric Toureilles made the motion to approve the August Minutes, Marie Nugent 2<sup>nd</sup> the motion, passed unanimously.

## Residential Inquiries

Kyle Polansky of Boy Scout Troop 120 presented an Eagle Project he is looking into doing but wanted to know if the Board would support it. It is putting up 16-22 Pet Waste Bag Dispensers around the walking trail in Deerfield. The dispensers would contain bio-degradable plastic bags. Kyle wanted to know if the Board would consider this project before he put more time into it. The Board did ask Kyle for some specific requirements before they would approve it, but they would consider it if these requirements were met.

Peter Howell suggested putting a Wi-Fi in the Rec Center for anyone to use. The Board suggested he take it to the Community Service Committee for them to look into.

## President's Report

Work on the ditch is done. Phone blast/Email blast to get info out to the residents is being considered.

## Treasurer's Report

See treasurer's report in the attachment.

### Manager's Report

The water wire broke in the ice machine and it was under \$500 to repair. The home on Knotty Green is working with the landscape committee. Bogus deeds letters have been sent out; one way to prevent this is to have a stamp made so the resident will know it came from the committee and not someone else. The home on Deerfield Village Drive is progressing along. The Flag Pole request from a resident still needs to be looked into.

### Security Committee

See attachment.

### Swim Pool/Recreation Center Committee

Peter Howell wanted the Board to approve contract with A Beautiful Pools but it was not on the agenda; so Eric Toureilles made a motion to move from the agenda to discuss contract; Marta Bott 2<sup>nd</sup> the motion, passed unanimously. The contract with A Beautiful is the same contract as last year, there is a clause to review at the end of the year of swim season- A Beautiful must meet all requirements. Steve Dornak made the motion to attentively approve contract, Glen Sommers 2<sup>nd</sup> the motion to give Peter the go ahead to work out the contract with A-Beautiful.

### Tennis Committee

See Attachment

### Community Service Committee

See Attachment

### Deeds Committee

See Attachment. A resident wants a shade arbor in his back yard that is 9 feet by 10 feet. The deeds committee didn't have authority to approve this AA form so the resident presented it to the Board. Eric Toureilles made the motion to accept this AA form and Marta Bott 2<sup>nd</sup> the motion, passed unanimously.

### Financial Services Committee

Two proposals were presented to the Board: (1) A New Accountant for 2009 Audit: Kevin McKenna, PC has sent a proposal for the 2009 audit and tax return in the amount of \$2500.00. He was sent the 2007 audit and 2008 tax return done by McCall Gibson In his proposal, he points out that previous audits done by McCall Gibson are in the form of MUD District audits and homeowner

associations regulations do not require all the information provided. By accepting his proposal, the association would save considerable money. Glenn Sommers made the motion to accept the proposal, Eric Toureilles 2<sup>nd</sup> the motion, passed unanimously.

(2) Proposal: unpaid assessment/further legal action: The Finance Committee proposes to send one of the 8 homes that received a final demand letter from the attorney to further litigation. This home owes Deerfield most money (\$3114.38). Marta Bott made the motion to accept this proposal, Mike Polk 2<sup>nd</sup> the motion; passed unanimously.

#### Landscape Committee

There was a proposal for withdrawal of funds from the Disaster Fund to cover expenses of dead tree removal from common areas. Glenn Sommers made the motion to spend up to \$8,000 to remove the rest of the trees, Eric Toureilles 2<sup>nd</sup> the motion, all passed.

#### Old Business

The financial services will write a description of their committee for the newsletter.

#### New Business

The Board requested that Walt Bohn withdraw his resignation letter as president of the DVCA and he accepted. The Board would like him to finish out threw the next election in March 2010.

The Election Committee was set: Marta Bott, Sharyn Carpenter, and Lisa Walker.

Proposal: Policy regarding "Guest Residence": The purpose of this policy is to define the conditions associated with providing DVCA facilities and services to the surrounding area. The policy would state: Members of the community that do not live in subdivisions having recreation facilities; i.e., swimming pools etc. may become a "guest resident" of DVCA. A "guest resident" shall be accorded all of the privileges of DVCA members including use of the swimming pool, tennis courts, and clubhouse and shall be subjected to the Community Service Charge to pay for such use of facilities and services as provided in the Articles of Incorporation of DVCA. The "guest resident" shall enter into an agreement to abide by all DVCA rules and regulations. Failure to abide by the agreement shall result in forfeiture of the privileges and the Community Service Charge. Mike Polk made the motion to accept the policy and Steve Dornak 2<sup>nd</sup> the motion; passed unanimously.

The Holiday Hours for closing the office are: Nov. 27-28<sup>th</sup>; Dec. 24<sup>th</sup>, 25<sup>th</sup>, 31<sup>st</sup> and Jan 1<sup>st</sup>. Marta Bott made a motion to accept these days off during the holidays and Eric Toureilles 2<sup>nd</sup> the motion; passed unanimously.

Marie Nugent made a motion to go into executive session; Steve Dornak 2<sup>nd</sup> the motion, passed unanimously.

Glenn Sommers made the motion to end the Board meeting at 8:50pm, Eric Toureilles 2<sup>nd</sup> the motion, passed unanimously.

A handwritten signature in black ink, appearing to read "Walter Behn". The script is fluid and cursive, with a long horizontal stroke at the end.A handwritten signature in black ink, appearing to read "Mary Carpenter". The script is fluid and cursive, with a long horizontal stroke at the end.