

Deerfield Village Community Association

Regular Board Meeting

January 25, 2010

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 Walt Bohn called the meeting to order at 7:00 pm.

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

I. DETERMINATION OF A QUORUM

It was determined that a quorum was present.

II. APPROVAL OF MINUTES

President Walt asked for a motion to approve the November Regular Meeting Minutes, Glenn had a change in the wording on page 4, second paragraph "to influence legislation". He then made the motion to accept the minutes with the changes, this was seconded by Mike and the following vote was unanimous.

III. RESIDENTIAL INQUIRIES

Resident Colleen Vera brought forth a request for a new organization to use the meeting room, the Houston Tea Party Patriots (King Street Patriots) Bear Creek Link. Their Mission Statement as stated "Houston Tea party Patriots exists to educate the community about its government, stimulate civic responsibility, shape public policy,.....serve the public interest at the will of the people." The request was for meeting the first Thursday of each month.

There was discussion regarding the Mission Statement including the wording, and presumed objective, of "shaping public policy" i.e. a political action group. As this is in direct violation of our Articles of Incorporation, this request could not be considered by the Board.

Resident Peter Howell requested that the Board allow time for our Boy Scout Troop to present their annual report at the next regularly scheduled Board Meeting. Walt assured Peter that there would be time allowed, and we look forward to hearing from them.

IV. PRESIDENT'S REPORT

There was not a President's report.

V. TREASURER'S REPORT

Steve reported that we are still in good shape; over 50% of the 2010 assessments have been received. He expects that by the end of the month this number will be closer to 80-

90% received. Further information regarding the finances would be deferred to the Financial Committee report.

VI. MANAGERS REPORT

The application to become a tax exempt organization has been sent, within 90 days we should know the next step of a) approved b) need more information or c) conducting an investigation over some aspect of the application.

In regards to the recent vandalism, Officer Stovall would need a monetary amount to file a police report. After much discussion, it was decided that since there was little damage that we could actually report, our hands were in effect “tied” and nothing could be done to the resident who confessed to the incident.

Regarding the office computer that had “crashed”, after considering the \$195/per hour technical help fees, and that there is a “bulging” platter, it was best to do the little “patch” and go ahead with the purchase of a new system.

Our “DEA property” is considered a “sticky” problem per our attorney. If DVCA was to foreclose on the property, we “might” get some money, but then we would be responsible for the maintaining the home and yard, and how long might that continue? Thirty years? After discussion it was decided that we would pass on the foreclosure and wait to see what, if anything, the DEA would act upon.

VII. STANDING COMMITTEE REPORTS

A. TENNIS

Motion made by Mike for the Board to accept the election of new officers, seconded by Marie. The resulting vote was unanimous.

A proposal brought by Chairperson Nan regarding the new gate and locks, Glenn made the motion to accept the proposal. This was seconded by Eric and all voted in favor.

Written reports were submitted for their December and January meetings.

B. COMMUNITY SERVICES

Motion was made by Sharyn for the Board to accept the election of new officers, seconded by Marta, all voted in favor.

Chairperson Tara reported that the new DVCA directory is currently being worked on and maybe completed by the end of next month.

Upcoming issues for the Committee are; mosquito contract, advertisement guidelines and repairs to the Rec Center.

Glenn inquired to the emergency notification by MUD that the committee was to address in November, any progress. Tara stated that they are still looking into and will report next month.

There was not a written report submitted.

C. DEEDS

Chairperson Trish reported that they did not hold elections in the November meeting and did not meet in December, so there are no new officers to present. The committee's January meeting will have elections and they will request approval of officers in February.

At present, due to the freezing and damp weather, the committee is passing on mold and dead plants. Plants will be addressed once there are no more freeze threats, and determinations can be made as to "alive or dead".

Included in the Board packets are copies of letters to a resident, and the resident's response, regarding a Deed's issue. The resident is demanding to know – in writing – who made the complaint and who on the committee approved the letters. After discussion it was decided that Glenn will compose a letter to be sent to the resident explaining that according to the Deeds purpose and DVCA covenants, such information is not made public, and to please heed the request of the Deeds to make the repairs.

There was not a written report submitted.

D. FINANCIAL

Motion was made by Steve for the Board to accept the election of new officers, seconded by Mike, all voted in favor.

Chairperson Andrew reported that in their January meeting, the committee recommended that attorney letters be sent to delinquent homeowners, these residents have received their second demand letter. Of the \$9,264.65 in outstanding assessments, \$5,005.88 is interest and fees. He was bringing this before the Board for approval. Steve made the motion for the attorney letters to be sent to these homeowners, this was seconded by Glenn. The resulting vote was unanimous.

Andrew also reported that there were additional notes to the December 2009 accounts, which were included in our packets. Please make note of the correction in point 2.2 Assets, the total should read "\$414132."

Marta inquired as to if a Web Blast could be sent regarding a reminder for the assessment past due status, Lisa will ask that this be included by the WebMaster.

A written report was submitted.

E. LANDSCAPE

There were no representatives, or written report submitted.

F. SECURITY

Chairperson Kirk reported that new officers were not elected as they all were called away during the meeting by the Constables, who were attending to one of the incidents DVCA experienced!

While Dec was fairly quiet– we were the target of some windows being shot out by BBs, but only 8 out of the 272 incidents in our surrounding neighborhoods – Jan. brought many break-ins. Our security cameras caught some of the activity and our own “Annie Oakley” chased one intruder out of her home with her shotgun!

While our security camera coverage has been increased, this recent event highlighted the need to install a camera we already own, to help fix the “blind” spot between other cameras. This is expected to be done very shortly.

One incident of vandalism – driving on the baseball fields – unfortunately did such minor damage, we were unable to press charges on the adult resident who stated “I like to do that from time to time”. Damages he did to other resident’s cars however were sufficient to report, and hopefully those residents followed thru and pressed charges.

Our Constables are getting better in cruising the area, and of reporting activities. Kirk goes directly to the Sergeants and this has seemed to keep the line of communication flowing smoother than before.

Kirk again reminded all to be diligent in locking doors and cars, and being watchful of all of DVCA.

A written report was submitted.

G. SWIM

A motion was made by Marta to accept the newly elected officers, this was seconded by Susan. The resulting vote was unanimous.

Ex-Chairperson Peter was happy to report that the committee had four new persons at the January meeting, and hoped that they would continue to attend.

The Polar Bear swim was a great success, 19 swimmers and many more “watchers”. The committee expressed appreciation for Nike’s hot chocolate and cookies.

It was reported that the next business for the committee will be to address the Pool ID’s, how to update for the coming season, and the furniture reserves.

A written report was submitted.

RECREATION

A motion was made by Mike to accept the new officers elected. A second was made by Marta and all voted in favor.

Chairperson Peter reported that the Ladies Night Out had a modest attendance, the continuance of a Wine Tasting is still under review, and more events are being discussed.

The Garage Sale will be March 27th, with the April 4th as a rain date. There will be more Constables, will post more signs, but still expect to have complaints from residents as it is very hard to enforce "No Parking". Before the sale, a Web Blast will go out to remind of security issues, such as park your own vehicle in your garage as we had many break-ins last year with cars parked in the streets, hard to watch.

There was no written report to submit.

VIII. OLD BUSINESS

A. ELECTION COMMITTEE REPORT

The Newsletter has gone out with the resumes of the four candidate applications that had been received. Voting will be during regular office business hours, and the Saturday hours of 10:00 to 1:00.

IX. NEW BUSINESS

A. REVISION OF DVCA COMMITTEE BY-LAWS

Glenn made a motion to amend to read "Chair and Vice-Chair of the Committee must be "Voting Members" as described in III above, unless an exception is given by the DVCA Board of Trustees."

This was seconded by Eric and the resulting vote was unanimous.

B. REPLACEMENT OF OFFICE MANAGER

There are some resumes that have been submitted, all are residents of DVCA. Lisa stated that there has been no communication of compensation to these applicants. She also stated that she is willing to train the new person prior to leaving, and then on a contract basis if needed.

Eric stated that if Lisa would narrow the applications to her recommendations and then give those to the Committee, they could then made a decision and bring their findings to the Board for discussion and approval.

The Committee will be Eric, Marta, Steve and Lisa. They will meet on February 4th to review Lisa's recommendations and then the Board will meet on February 8th to review the final two that the Committee recommends. The Board will then select the person to become the new Manager. This will give Lisa time to begin training the new Manager prior to her March 1st departure.

X. EXECUTIVE SESSION

There was no session for this meeting

At this time Glenn made a motion to suspend the Agenda to address the office computer issue. This was seconded by Mike and all voted unanimously.

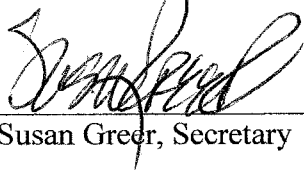
The office computer desperately need replacing, Eric has been investigating into new systems, software compatibility and costs. Eric is proposing that it would take somewhere between \$700 - \$900 just for the PCU, but it would not be cost effective to start purchasing different system and software until we know if it would mesh with our existing system.

Glenn made the motion to authorize Eric and Steve to purchase a machine, Windows 7, software and a UPS not to exceed \$1,500.00. This was seconded by Marta and the resulting vote was unanimous.

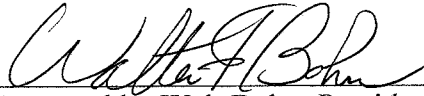
At that time Glenn made the motion to return to the regular agenda, a second was made by Mike and all voted in favor.

XI ADJOURNMENT

A motion was made by Mike to adjourn the Board meeting, seconded by Eric. The called vote was unanimous. President Walt called the meeting adjourned at 8:45 pm.



Submitted by Susan Greer, Secretary



Accepted by Walt Bohn, President