

**MINUTES OF REGULAR BOARD MEETING - Corrected**  
**March 22, 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 Eric Toureilles called the meeting to order at 7:05 p.m.

Trustees in attendance were: Eric Toureilles (President), Larry Burkham (Vice President), Steven Dornak (Treasurer), Laura Thropp (Secretary), Marta Bott, Sharyn Carpenter, Hugh Hayes, and Marie Nugent. John Freese was absent.

**I. DETERMINATION OF A QUORUM**

It was determined that a quorum was present.

**II. APPROVAL OF MINUTES**

Eric asked for a revision on page two (Section V) to change the date from March 29 to March 22 for the regularly scheduled Board Meeting. The motion was made by Hugh to accept the minutes with this change, and it was seconded by Marta. Resulting vote was unanimous to accept.

**III. RESIDENTIAL INQUIRES**

Nan Pye asked for action with the new trash service, Texas Trash. Recently, trash pickup had been late and delayed. Many homes had excess trash and debris with the good weather giving opportunity to clean up yards, dead plants, etc. In the discussion, it was noted that Texas Trash was caught off guard with the volumes and returned afterwards to finish the route. The Board agreed that a reminder would be published in the newsletter about the maximum of 15 bags.

**IV. PRESIDENT'S REPORT**

Eric welcomed the new board and reminded all of their responsibilities as trustees. He wished a speedy recovery to John Freese, who recently suffered from a stroke. It is too early to tell if and when he can begin to serve on the Board.

Eric gave an update from the MUD 136 meeting on the graffiti issue and Randalls/Safeway fence. A property survey has proved that the fence is on property owned by Safeway. Safeway has stated the fence would be torn down rather than removing the graffiti and maintaining its appearance. DVCA will continue to align with MUD 136 and work with them to negotiate and improve relations with Safeway.

**V. TREASURER'S REPORT**

Steve reported that assessments were now 92% collected.

**VI. MANAGER'S REPORT**

Gina reported one guest application for resident privileges had been received. The applicant requested a proration of fees. Fees are not prorated; so Gina will respond accordingly.

A resident at Farnsfield/Vanbury had requested access to the common area in order for construction vehicles to get to his backyard for putting in a pool. There is no other access. The Board asked for the resident to have the contractor put into writing (1) what he intends to do, (2) what damages will be covered, (3) statement from insurance for coverage, and (4) the restoration time frame before making any decision to grant access.

Trespass affidavit needs notarization. Gina asked for approval to attend notary training and apply for notary seal. Board approved.

Original drawing by Walt Bohn was donated to DVCA. It was approved to be the DVCA official logo for letterhead, etc.

## VII. STANDING COMMITTEE REPORTS

### **A. COMMUNITY SERVICES**

No representative was present. Vote on mosquito contract postponed until third quote is received. Contracts may be sent via email to trustees for a vote.

### **B. DEEDS**

A resident's application to install a fence was submitted for review and approval. No deed restrictions are violated; but the applicant has not communicated with a neighbor regarding the building of the fence. Deeds asked the Board for a decision. However, the Board will withhold judgment until the applicant has talked with the neighbor. No motion and no action taken.

Two residents, Robert Fernandez and Lisa Walker, submitted applications to be on the Deeds Committee. Marta made a motion to accept. Sharyn seconded the motion, and the motion passed unanimously.

### **C. FINANCIAL SERVICES**

Two homeowners have asked for an exemption from the \$100 late fee on their assessment. Both cases were reviewed. Steve made the motion to grant both exemptions, and Larry seconded the motion. Passed unanimously.

The software, Microsoft Money, has been running smoothly during the 60 day trial period. May have an expense later to purchase the software.

The financial audit was completed, and financials were delivered.

### **D. LANDSCAPE**

Lynetta Morell reported that seasonal planting will begin but not before Easter.

The marquee is the first project for the year. Lynetta asked for guidance on obtaining at least three bids because companies that have lost bids in the past do not want to come back. This project is an artistic rendering, so each bid may be a different design but within a defined spend limit.

Also, a vendor may be put on the preferred vendor list. Then, the vendor's bid is re-evaluated every year. If the bid is reasonable, then no further bids are required.

#### E. SECURITY

There was no representative present, and a written report was submitted. Steve noted that skate boarding continues around the Rec Center and should be addressed to the Security Committee. Gina was advised to ask them to leave and/or call the Constable.

#### F. SWIM POOL

There was no representative present, and a written report was submitted.

#### G. RECREATION

Nineteen tickets have been sold for the Crawfish Boil. Housewives of Deerfield was successful. Next events on March 27 are the Garage Sale and Music on the Green with the Crawfish. Two big events are planned for May: Deerfield Village Spring Social on May 1 and the Memorial Day Pool Party on May 31.

#### H. TENNIS

Chairperson Nan reported that the work on the gates and locks has been completed but she was still withholding payment until all issues resolved.

### VIII. OLD BUSINESS

#### A. GRAFFITI PRESSURE WASHER

Gina was asked to find negotiated rates with vendors. Homeowners could be steered to use these resources. DVCA is within protective covenant to take action after 10 days written notice to a homeowner to clear the graffiti.

#### B. UPDATE RE: EXEMPTION STATUS

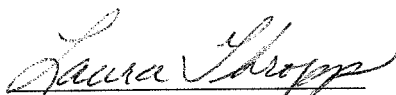
The status had been granted. Paperwork is expected to arrive within 4 to 6 weeks from early March before any further action can be taken. The intention is to pursue sales and federal taxes from prior four years.

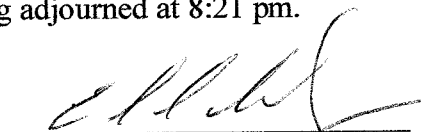
### IX. NEW BUSINESS

None.

Eric stated that there was business to be discussed in Executive Session.

After Executive Session and there being no further business to be discussed, Eric asked for a motion for adjournment. A motion was made to adjourn the meeting, seconded, and all voted in favor. Eric called the meeting adjourned at 8:21 pm.

  
Submitted by Laura Thropp  
Secretary

  
Accepted by Eric Toureilles  
President