

Deerfield Village Community Association

Regular Board Meeting

September 27, 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 7:07 pm.

Trustees in attendance were: Eric Toureilles (President), Larry Burkham (Vice President), Steven Dornak (Treasurer), Marta Bott, Amy Lacy, and Marie Nugent. Laura Thropp (Secretary), Sharyn Carpenter, and Hugh Hayes were absent, but gave their proxy vote to Eric Toureilles.

I. DETERMINATION OF A QUORUM

It was determined that a quorum was present.

II. APPROVAL OF MINUTES

There were changes requested to the August Meeting Minutes. Eric Toureilles asked for a motion to approve the August Regular Meeting Minutes with changes, the motion was seconded and the vote was unanimous to accept.

III. RESIDENTIAL INQUIRIES

There was a discussion about the water pressure in some resident's home had decreased due to well water pressure.

IV. PRESIDENT'S REPORT

Eric welcomed our new office manager, June to our meeting. As of September 27, 2010, June has been with us for almost three weeks.

Eric discussed our goals of our subdivision was to have fun and safe place to live. He discussed neighbors looking out for one another and cameras being installed at different areas of the neighborhood.

V. TREASURER'S REPORT

Steve discussed the changing of banks from Wachovia to JP Morgan Chase. He wanted to begin the signing of signature cards October 1, 2010.

Two representatives from Chase were present to discuss briefly their services and they gave out contact cards. The representatives and Steve explained how access could be obtained online.

We referred to a report that was in the packet.

## VI. MANAGER'S REPORT

June announced that purchases must have an exempt certification with a Tax ID # so we wouldn't have to pay taxes. She also asked that the committee minutes and newsletter articles be submitted in a timely manner.

## VII. STANDING COMMITTEE REPORTS

### A. COMMUNITY SERVICES

No representative present

### B. DEEDS

No representative present

### C. FINANCIAL SERVICES

It was reported that we had a \$384,000 - \$400,000 budget. We are \$23,000 under budget. Our utility bill has been high. We are concerned that we haven't spent much from our reserves. Collections are at 97% and we have filed all liens accordingly.

We are trying to get audit finalized and submit a budget at October or November meeting.

### D. LANDSCAPE

Lynetta contacted Toppers on brick pillars. Drainage never replaced. A fee of \$250.00 was paid and no work has been performed. A certified letter was sent in July 2010 but never picked up.

There is a bid from M Services to replace 20 lights. We have \$4,200 in reserves for lighting.

It was reported that the committee was given \$2,500 to spend and only spent \$1,200 on sprinklers. They received a bid of \$1,100 for sod. The Board had a vote and it was approved that the committee could use the remainder of the funds to buy sod.

Steve reported that the man who was cutting the grass was taking off the grass and tearing it up.

It was reported that we needed to pay the company that installed the trash cans. We approved the delay of payment until October 1, 2010.

### E. SECURITY

It was reported that Neal Perez, a resident in Sugar Land came out and assessed our neighborhood. We were given his website and email to review. He is able to come out and explain his procedures and answer any questions from the Security Committee.

#### F. SWIMMING POOL

Kenny the chair of the committee was present. He stated we needed to fix the pumps for the baby pool but that it wasn't an emergency. He also indicated that the garage door needs to be fixed.

#### G. RECREATION

A discussion about the stairs to the annex needs to be replaced, ASAP. A list of improvements regarding the bathroom at the recreation center was discussed. The improvements will not be able to be completed until January 2011 but we could get bids in the mean time.

We also discussed a letter from Jay regarding mosquito spray.

Power outage issue was also discussed.

#### H. TENNIS

Nan reported that the gates of the courts were not being locked. Bars had been removed and trash was being left behind. The bars on the gate had been removed.

### VIII. OLD BUSINESS

A. Club House A/C Replacement – Steve stated that the new A/C's are in place and Eric had concerns with the user friendliness of the thermostat in recreation room, recommended possibly posting directions nearby. Controlling the temperature of the bathrooms from the Club House was not possible.

B. Drainage Issue in Patio Home Area – Eric met with the Newmans and they agreed to sign off on a resolution. No work has been bid on yet.

C. Home On Longcliffe – In order to proceed with next steps, we would need two witnesses to testify. None have come forth to assist the board in proceeding to the next step.

D. Volley Ball Court – We need to move the birdhouse pole. We discussed how Deerfield/Scout Cody Mertz need to treat the sand area because of grass and ants.

E. Letter to Reliant Regarding Power Issues – No additional action yet

F. Mosquito Letter Response. – Tara from the Recreation Center Committee informed us that she had replied to Jay regarding his letter.

#### IX. NEW BUSINESS

We discussed the new procedure for proofing the newsletter and that we would give 48 hours for committee chairs to review the newsletter before going to press. The stories would then be submitted without any changes if there were no comment. June would decide about placement of the stories in the newsletter.

We also discussed the importance of turning in all monies to the office for community events when collected.

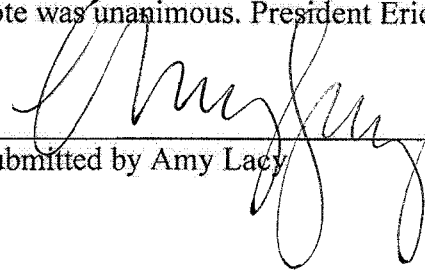
We also discussed the strip club on Barker Cypress and the child care nearby.

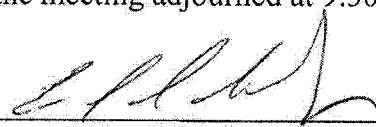
#### X. EXECUTIVE SESSION

Eric stated there was no need for an Executive Session.

#### XI ADJOURNMENT

A motion was made by Eric to adjourn the board meeting, seconded by Marta. The called vote was unanimous. President Eric Toureilles called the meeting adjourned at 9:30 pm.

  
Submitted by Amy Lacy

  
Accepted by Eric Toureilles,