

MINUTES OF REGULAR BOARD MEETING

August 22, 2011

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 7:05pm.

Trustees in attendance were: Eric Toureilles (President), Larry Burkham (Vice President), Arthur McDanel (Secretary), Bruce Bott, Brent Burris, Amy Lacy, and Marie Nugent. Trustee Hugh Hays was absent, and gave his Proxy vote to Eric Toureilles

I. DETERMINATION OF A QUORUM

President Eric Toureilles determined that a quorum was present.

II. APPROVAL OF MINUTES

Bruce Bott motioned to approve minutes as amended. The motion was seconded by Larry Burkham. The motion passed unanimously.

III. RESIDENTIAL INQUIRIES

None

IV. PRESIDENT'S REPORT

The President opened by announcing that Michael Gainer, the attorney for the Deerfield Village Homeowner's Association will be attending to review the new legislation which effects the Association.

He also announced that Hugh Hays has stepped down from the board for health reasons, effective August 31. This leaves two Board vacancies, but we are fortunate to have received 2 applications for Trustee.

We have a new Facebook page for the community to receive and share information, thanks to Leah Williams.

Harris County is in the process of laying the foundation for the drainage grate and the project should be completed in September.

Currently we are in a Stage II drought, and the MUD is asking residents to voluntarily conserve water and during certain hours. Usage has not gone down.

V. TREASURER'S REPORT

As of 01 August 2011, 97.3% of Assessments had been received. The community is excellent shape. Collections are ahead of the previous year and if we continue this way we will continue to be in strong financial shape. Expenses are under the budget and excluding any unforeseen issues we should be under budget by about \$30,000-\$40,000. Eric Toureilles recommends that we budget 25% - 30% more next year for water as that expense is going up.

VI. MANAGER'S REPORT

The Office Manager reported that she will be on vacation the 19th and 20th of September. All business requiring her attention should be completed by September 16. Furthermore she asked that the Board to approve her October vacation days, stating that she will make sure the office is covered while she is out on both dates and everything is up to date.

VII. STANDING COMMITTEE REPORTS

A. POOL COMMITTEE

None

B. DEEDS COMMITTEE

The Committee received a new application from Samantha Lacewell. The Committee reviewed and approved her application, and recommends her for Deeds Committee. Eric Toureilles motioned that the Board approve Samantha Lacewell for the Deeds Committee. The motion was seconded by Larry Burkham. The motion passed unanimously. That brings the Deeds Committee to five members. Eric Toureilles noted that he would make a plea for new members in the next newsletter.

C. RECREATION COMMITTEE

The Luau was a successful and fun event, but was more expensive than usual and did not have as high of an attendance as hoped. There is Music on the Green coming up as well as the Labor Day party. There have been numerous requests for a Fall Garage Sale. The Committee is contemplating a smaller Garage Sale at the Rec. Center to minimize costs. It will be clearly stated not to be sold from your home. Eric Toureilles stated that he would verify there is not a Deeds/By-Laws violation, and the Board agreed that Recreation Committee proceed with plans for a Fall Garage Sale on a trial basis.

D. LANDSCAPE COMMITTEE

The water bill has been very high!. The Landscape Committee asked Allied Sprinkler to adjust the sprinklers. The Board recommends that the sprinklers on the grass be adjusted for more conservation, but the shrubs and landscaping areas remain on the current schedule. There was also a broken sprinkler valve which was repaired. The Committee also is going to assess each zone and determine if there are any broken valves or sprinkler heads which could be responsible for the drastic increase in the water bill. Eric Toureilles will request Southwest Water verify for a leak and provide a map of meter locations.

E. TENNIS COMMITTEE

In October there is a social event scheduled. On court 2 a player has left prints in what appears to be paint on the courts. The Committee opted to leave it there for the time being. The Committee would also like to use the remaining money for maintenance to purchase a new ball machine for about \$1000. Also reported is that League play begins on Monday.

F. SECURITY COMMITTEE

None

G. COMMUNITY SERVICES COMMITTEE

The Committee is currently discussing the budget for next year. There are some issues concerning the ice machine. The issues may be due to a combination of the heat and the numerous power outages. The Committee recommends that a sun screen be installed to shelter the machine from the afternoon sun. They are researching the cost to get one made. The Committee is also seeking bids to repaint the recreation buildings. Also under consideration is to replace the furniture and add window covering to the Rec. room. The Committee is looking to begin a reserve to remodel the kitchens. It is also time to seal the tile in the new bathrooms. They are requesting a quote to have that done.

VIII. OLD BUSINESS

None.

IX. NEW BUSINESS

Eric Toureilles motioned to break from the agenda and go back to hear from Michael Gainer. The motion was seconded by Brent Burris. The motion passed unanimously.


Michael Gainer reviewed the new laws that effect Homeowner's Association. He mentioned that some have already gone into effect, the remaining go into effect September 1, and January 1, 2012. The Board agreed, after hearing what the new legislation entails, to review our current policies and procedures and make the necessary changes to comply with the new state laws.

X. EXECUTIVE SESSION

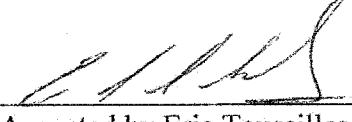
Eric Toureilles motioned to go into Executive Session at 9:40. The motion was seconded by Bruce Bott. The motion passed unanimously.

XI. ADJOURNMENT

Eric Toureilles motioned to adjourn the meeting. Brent Burris seconded and all voted in favor. Eric called the meeting adjourned at 9:54 pm.



Submitted by: Arthur McDanel
Secretary



Accepted by Eric Toureilles
DVCA President