

## **MINUTES OF REGULAR BOARD MEETING**

### **October 24, 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 7:00pm.

Trustees in attendance were: Eric Toureilles (President), Arthur McDanel (Secretary), Bruce Bott, Brent Burris, Marie Nugent, Stuart Corey (Treasurer), Louis Carpenter and Amy Lacy. Trustee Larry Burkham 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 of the Special Board Meeting as amended. The motion was seconded by Brent Burris. The motion passed unanimously.

Marie Nugent motioned to approve minutes of the Regular Board Meeting as amended. The motion was seconded by Eric Toureilles. The motion passed unanimously.

#### **III. RESIDENTIAL INQUIRIES**

The question was raised about placing exercise equipment along the greenbelt. It was suggested that all of the equipment be placed at the two ends of the loop instead of along the loop, because it was felt that the equipment would get more use. Eric Toureilles said that no decision had been made regarding the project and that the suggestion would be taken into advisement. There are still some pending issues to resolve, and a walk thru is scheduled with the insurance company before proceeding. The MUD hopes to vote on the issue at the November meeting.

#### **IV. PRESIDENT'S REPORT**

Eric Toureilles opened by welcoming Stuart Corey and Louis Carpenter to the Board of Trustees. Eric Toureilles stated that he, along with the Finance Committee was working on changing over the signature information on the Association accounts to reflect the recent changes to the Board membership. Next, he mentioned that after the budget calculations were completed it appears that the dues will only be increasing by 2½%. He also suggested that the regular and budget meeting be consolidated into one meeting on November 28. Eric Toureilles then thanked Nan Pye for her service to the Deerfield Village Community. Nan announced at the last Board Meeting that she was stepping down after almost 20 years of service to the community.

#### **V. TREASURER'S REPORT**

As of 01 September 2011, 97.7% of Assessments had been received. The community is excellent shape. Stuart Corey suggested that he would meet with company that does the book-keeping to discuss resolving some pending issues.



## VI. MANAGER'S REPORT

The Office Manager reported that have been no new recent issues to report. Furthermore, the water bill has dropped back to the \$900 range, which is much more appropriate.

## VII. STANDING COMMITTEE REPORTS

### A. FINANCE COMMITTEE

None

### B. LANDSCAPE COMMITTEE

The committee is going to meet with the sprinkler service company to review the possibility of altering the sprinkler systems to water, grass, shrubs and flower beds separately. The Committee presented a proposal for the fall planting of Annuals from money already in the budget. Arthur McDanel motioned to approve the proposal from Watt Landscaping. The motion was seconded by Bruce Bott. The motion passed unanimously.

Next the Committee proposed making some changes to the landscaping at the entrance to the Patio Homes. The proposal was to remove existing shrubs and relocate them, and add new plants in their place. Bruce Bott motioned to approve the proposal. The motion was seconded by Louis Carpenter. The motion passed unanimously. The last proposal was to raise the stone borders on the landscaping in front of the Rec. Center and add some additional boulders, which is necessary to make the planting beds more level and tie the landscaping in more with the other recent work. Bruce Bott motioned to approve this proposal. The motion was seconded by Marie Nugent. The motion passed unanimously.

### C. SWIMMING POOL COMMITTEE

The committee finalized and signed a 2 year contract for pool maintenance services with A Beautiful Pools. The committee is satisfied with the terms and service we have received in the past. Eric Toureilles motioned to approve the agreement, seconded by Bruce Bott. The motion passed unanimously. Eric asked Peter Howell to relay the information to Glenn Sommers that the contract was approved by the Board and to move forward with the agreement. He added, many thanks to Glenn for taking the lead in the contract negotiations.

### D. TENNIS COMMITTEE

The Tennis Social held recently had good attendance. The committee decided to order all four new benches. The cost for the benches, including freight will be \$1169, and will be taken from the maintenance budget. Eric Toureilles motioned to approve spending up to \$1200 for the benches. The motion was seconded by Bruce Bott. The motion passed unanimously. Due to this purchase, the 2012 budget can be reduced by \$1000.

### E. RECREATION COMMITTEE

There were 22 participants in the Fall Garage Sale. It seemed to be a success and everyone had a good time. The Octoberfest Party was cancelled due to lack of participation. The Halloween Party will be held on Monday, October 31, from 5:30 – 6:30 at the Rec. Center. Coming up this fall is the Ice Skating Party, the Snow Party and the New Years Eve Party.



F. COMMUNITY SERVICES COMMITTEE

The Committee is still finalizing the painting bids and will have them completed by the November meeting.

G. SECURITY COMMITTEE

None

H. DEEDS COMMITTEE

The Committee asked that a new member be seated on the Deeds Committee. Eric Toureilles motioned that Dan Klepac be approved as a new member of the Deeds Committee. Marie Nugent seconded the motion. The motion passed unanimously. Jeff Youngflesh brought up several Deeds concerns and asked for the Boards position. It was suggested by Jeff the Board investigate the creation of a database to record and access information on each address. This information would be available for Board members and Deeds and would act as a repository of information recorded for each property in the community. Eric Toureilles suggested that this be looked into, but has concerns of sensitive information accessed remotely and stored remotely.

VIII. OLD BUSINESS

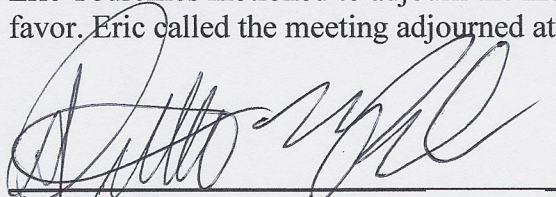
None

IX. NEW BUSINESS

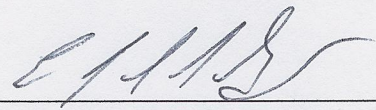
Eric Toureilles mentioned again that any policies that are followed by any committees need to be submitted on the correct forms by the next meeting for approval. Theses policy changes need to be filed by the first of the year.

X. ADJOURNMENT

Eric Toureilles motioned to adjourn the meeting. Brent Burris seconded and all voted in favor. Eric called the meeting adjourned at 9:02 pm.



Submitted by: Arthur McDanel  
Secretary



Accepted by Eric Toureilles  
DVCA President