

# **MINUTES OF REGULAR BOARD MEETING**

**March 26, 2012**

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 7:06pm.

Trustees in attendance were: Eric Toureilles (President), Larry Burkham (Vice President), Arthur McDanel (Secretary), Stuart Corey (Treasurer), Bruce Bott, Brent Burris, Marie Nugent, and Louis Carpenter. Amy Lacy was not in attendance, but gave her Proxy to Eric Toureilles.

## **I. DETERMINATION OF A QUORUM**

President Eric Toureilles determined that a quorum was present.

## **II. APPROVAL OF MINUTES**

Louis Carpenter motioned to approve minutes of the Regular Board Meeting as amended. The motion was seconded by Bruce Bott. The motion passed unanimously.

## **III. APPROVAL OF THE ANNUAL MEETING OF THE MEMBERS**

Bruce Bott motioned to approve minutes of the Annual Meeting of the Members, as amended. The motion was seconded by Brent Burris. The motion passed unanimously.

## **IV. RESIDENTIAL INQUIRIES**

A resident requested an open hearing regarding actions taken by the Board regarding improvements to their home. It was reported that modifications were made or in the process of being made to the residence without an approved Architectural Form, or a review by the Deeds Committee. A subsequent Architectural Request was submitted and immediately rejected, pending adequate review. The resident requested that the board reconsider the halt of work and allow them to continue. Several neighbors of the resident were also in attendance in support of the work the resident was performing, and spoke on their behalf. Eric Toureilles informed the resident that the request to halt work was procedural, and was only intended to prevent any more work being completed that may also be in violation, and subject to removal or modification, pending a proper review. Furthermore, he explained that it is the responsibility of the elected Board Members to enforce the Protective Covenants, regardless of the intent of outcome, or support of the neighbors. Eric Toureilles and the Board Members agreed to work with the homeowner towards a solution, but first a Special Hearing must be requested and convened to allow the resident and the Board to address the issues in private. The resident requested the hearing and the Board informed the resident that the hearing was granted and that they would be informed when a date was set.

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

Eric Toureilles began his report by discussing the solution to the flooding problem for the resident on Heaton and Heathersage. The contract for electrical service provider has been

changed and will go into effect in July, which will save us about \$3300 per year. Eric Toureilles will not be in attendance for the June meeting.

V. TREASURER'S REPORT

None

VI. MANAGER'S REPORT

None

VII. STANDING COMMITTEES

A. Deeds Committee

The consensus of the Deeds Committee is that the property discussed under resident inquiries does look nice; however there are some apparent violations which shall be addressed. The Protective Covenants will be reviewed in committee and discussed at the next Deeds Committee Meeting. A comprehensive review will be made when a revised Architectural Form is received. The committee will draft language that will be a standard response to Architectural forms that are received from sections that have a less than 30 day response provision.

Eric Toureilles motioned to break from the agenda and hear from the Tennis Committee. The motion was seconded by Brent Burris. The motion passed unanimously.

B. Tennis Committee

The committee is still evaluating if they will get 2 benches instead of 4. Originally there were to be 4, but after further review, the desired coating may make 4 benches beyond the budget. Eric Toureilles inquired if there were provisions to anchor them to the ground. A memorial is being considered for Patty Roberts. One idea was being considered is a sign. Eric Toureilles confirmed that a sign will need to be approved pending coordination between Tennis Committee and Landscape Committee. There is a Tennis Social scheduled for May 29.

Eric Toureilles motioned to return to the agenda. The motion was seconded by Bruce Bott. The motion passed unanimously.

C. Financial Services Committee

The current rate of collections is at 91.26%, which is ahead of last year. Our expenses are in line with the budget. The Board authorized an asset disposal for some antiquated electronics equipment. A couple of requests for fee waivers on the dues were received, one was approved because of a hardship, the other was denied. Two payment plans have been requested. One was approved and another was a hardship, which must be approved by the board. The proposal was reviewed by the Board Members present. Stuart Corey motioned to accept the proposal reviewed by the Board. The motion was seconded by Brent Burris. The motion passed unanimously.

D. Community Services Committee  
NONE

E. Security Committee  
NONE

F. Landscape Committee  
NONE

G. Swimming Pool Committee  
NONE

H. Recreation Committee  
NONE

VIII. OLD BUSINESS  
NONE

IX. NEW BUSINESS

The Board reviewed a proposal from Waterwise, to correct the drainage problem of the common area on Heathersage, and in the common area on Heaton. Arthur McDanel motioned to approve the Waterwise proposal to correct the drainage problem of the common area on Heathersage, at a cost of \$2770. The motion was seconded by Bruce Bott. The motion passed unanimously. Eric Toureilles motioned to approve the Waterwise proposal to correct the drainage problem of the common area on Heaton, at a cost of \$1665. The motion was seconded by Brent Burris. The motion passed unanimously.

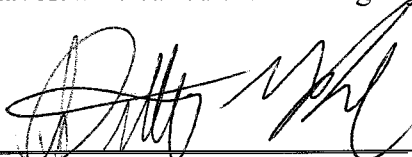
X. EXECUTIVE SESSION

At 9:02pm, Eric Toureilles motioned that we go into Executive Session. The motion was seconded by Stuart Corey and passed unanimously.

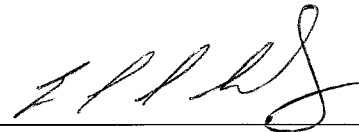
Executive Session ended at 9:36.

XI. ADJOURNMENT

Bruce Bott motioned to adjourn the meeting. Brent Burris seconded and all voted in favor. Eric called the meeting adjourned at 9:36 pm.



Submitted by: Arthur McDanel  
DVCA Secretary



Accepted by: Eric Toureilles  
DVCA President