

MINUTES OF REGULAR BOARD MEETING

September 23, 2013

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 7:04pm.

Trustees in attendance were: Eric Toureilles (President), Larry Burkham (Vice President), Stuart Cory (Treasurer), Arthur McDanel (Secretary), Bruce Bott, Louis Carpenter, Marie Nugent and Sigmund Potocki. Brent Burris was not in attendance but gave his proxy to Eric Toureilles.

I. DETERMINATION OF A QUORUM

President Eric Toureilles determined that there was a quorum.

II. APPROVAL OF MINUTES

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

III. RESIDENTIAL INQUIRIES

A Deerfield Village resident requested that the newsletter be delivered by the first of the month. Many events that are mentioned are time sensitive, and if the newsletter is released late, some events have passed before residents are notified of them. It was stated that the newsletter could be enhanced by another resident. Eric Toureilles stated that Community Services is responsible for the newsletter and any proposal to change the process or format should be presented by that committee.

IV. PRESIDENT'S REPORT

Eric Toureilles began by reporting the contract with SEAL Security has been signed and notice has been given to the Constable's office. The additional legal protection has been included in the final contract, and it will take effect October 17. The Association received reimbursement for the exercise equipment from the MUD. Fred Garcia with Harris County Flood Control would like to enter into an agreement with the MUD to mow the common areas of the green belt. They are negotiating for mowing 3 times per year, but no decision has been reached yet. Last, there was an accident involving a Harris County Deputy Sheriff that resulted in a homeowner's fence being severely damaged. The County is working to take care of the damage. Eric Toureilles asked the Board to consider the possibility of adding a guard rail or curb in this area to help better protect residents and their property, as has been done in other areas around the perimeter of the neighborhood. The subject was tabled for later discussion.

V. TREASURER'S REPORT

Currently we are \$10,000 under budget, with expenses in line. Collections are in line as well.

VI. MANAGER'S REPORT

June Stuart reported that the rat infestation has been remedied, and no further action is required at this time.

VII. STANDING COMMITTEES

A. Financial Services Committee

The Committee reported two more residents have entered into a payment plan. Four agreements have been signed and returned, one other committed to a complete payoff. The Committee is ready to file liens, but will not file on those that only owe late fees and interest. There are nine accounts that owe for 2012 & 2013 which will have liens filed against them. Letters and e-mails will be sent out on the unsigned agreements. The plan will be voided and a lien will be filed if they do not respond. There are 23 residents that owe 2013 and prior, totaling about \$70,000. Currently there is \$23,000 in payment plans. Eric Toureilles motioned to approve the letters to be sent out and liens filed, as recommended by the committee. Arthur McDanel seconded the motion and it passed unanimously. After the Board reviewed the 2014 budget, as presented by the Committee, Bruce Bott motioned that the 2014 budget be accepted, as is. The motion was seconded by Louis Carpenter and passed unanimously.

B. Landscape Committee

Sprinkler repairs have been made around the Rec. Center. Tree trimming in the Patio Homes section is scheduled for October. Watt's Landscaping has been requested to provide a bid for fall plantings.

C. Deeds Committee

None

D. Security Committee

The Committee reported that letters went out to residents about the change of security patrol providers, taking effect October 17. The Committee commented that it is a good contract and residents should be pleased with the service we receive.

E. Swimming Pool Committee

None

F. Recreation Committee

The Committee reported that the Big Event was a big success and will look for ways to improve it and will plan to do it again.

G. Community Services Committee

None

H. Tennis Committee

None

VIII. OLD BUSINESS

None

IX. NEW BUSINESS

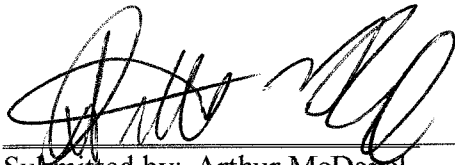
None

IX. EXECUTIVE SESSION

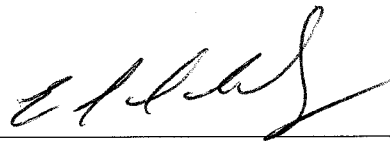
Marie Nugent motioned that we go into Executive Session at 8:27. The motion was seconded by Eric Toureilles and passed unanimously.

X. ADJOURNMENT

Eric Toureilles motioned to adjourn the meeting. Sigmund Potocki seconded and all voted in favor. Eric called the meeting adjourned at 8:35 pm.



Submitted by: Arthur McDanel
Secretary



Accepted by: Eric Toureilles
DVCA President