

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

October 23, 2017

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 7:09 PM.

Trustees in attendance were Eric Toureilles (President), Mark Klodzinski (Vice President), Greg Bonefas (Treasurer), Bruce Bott (Secretary), Brent Burris, Louis Carpenter, Dave Flick and Geri Hudson.

I. DETERMINATION OF A QUORUM (6 required)

Eric Toureilles determined there was a quorum.

II. APPROVAL OF MINUTES

After a review, Brent motioned to approve the September 25th Board Meeting minutes as submitted. The motion was seconded by Eric and passed unanimously.

After a review, Eric motioned to approve the October 16th Special Board Meeting minutes as submitted. The motion was seconded by Greg and passed unanimously.

III. RESIDENTIAL INQUIRIES

A resident presented a multi-page document to each Board Member listing a number of accusations claiming that the Board and/or Deeds Committee have violated the Texas Government Code Chapter 551 with regard to open meetings. See Attachment I.

The Board will refer to document to the DVCA attorney and address it in a future Board Meeting.

IV. PRESIDENT'S REPORT

Eric noted that he has requested more information from West Harris County Regional Water Authority after their initial approach to the Board to purchase additional right-of-ways along the greenbelt/pipeline right-of-way in the north end of the subdivision.

V. TREASURER'S REPORT

None.

VI. MANAGER'S REPORT

Tina noted the following items:

- a) The Harris County Clerk's Office requested to add another precinct to the Deerfield location for the November 7th election. Local election judge, Rogie Peyton, is OK with it. Bruce motioned to approve the County Clerk's request to add another precinct to the Deerfield location for the November 7th election, noting that the actual conduct of the election was the responsibility of the county election officials. Geri seconded and the motioned passed unanimously
- b) Bernita Chavis, a resident, has requested to use the Clubhouse for a meeting room to conduct classes "What is a Spiritual Life" that she has been teaching at the Glazier Senior Center which is now closed for repairs. Bernita was not at the meeting. Calls were made to advise her that the Board had a number of questions about this request.
- c) Over 300 access control cards have now been issued for the new system.

VII. STANDING COMMITTEES

A. Community Services Committee

The deposit has been paid to the contractor for the sound dampening canopies that will be installed in the Clubhouse. Bruce has received the fabrication drawings and is waiting on clarification on one item before signing them. The contractor has been advised to schedule the installation work with Tina. They should be installed during the first half of November. Members of the Men's Group will assist.

B. Swim Pool Committee

Discussion on the scope for re-plastering the main pool and replacing the coping around the perimeter of both pools, along with other maintenance items. Eric motioned to accept the AB Pools \$56,560 proposal for re-plastering, coping replacement and other maintenance. Bruce seconded and the motioned passed unanimously. Greg requested that AB Pools be asked about the pricing for changing all water-exposed hardware to 316 stainless steel.

The Committee reported that they were pleased with the Funbrella storage cover and will purchase another for the second Funbrella.

C. Security Committee

Discussion about damage done by a resident driving a truck and/or ATV on the sports field and common areas. Eric will address the matter in a future newsletter article. The Board is in favor of prosecuting the offender if they are caught.

SEAL started 24/7 patrol of the subdivision effective October 15th.

D. Landscape Committee

No report.

A resident inquired about treating the common areas for brown patch and sod web worms. The question will be directed to the Committee.

E. Financial Services Committee

The 2018 DVCA budget was approved with assessment set at \$650 for non-Patio Homes and \$730 for Patio Homes. Assessment notices have been issued.

The Board expressed their thanks to the Committee members for their work on the 2018 budget. Several improvements were made to the process used in past years.

F. Tennis Committee

Bruce motioned to accept the \$2,283.80 proposal for new wind screens and repairs. Louis seconded and the motion passed unanimously.

G. Recreation Committee

No report.

Questions were asked about the date for the Volunteer Recognition dinner. Tina will pass them on to Peter.

H. Deeds Committee

Work continues on clarifying and reorganizing the protective covenants.

VIII. OLD BUSINESS

A. Response to Budget Meeting on October 16th.

The 2018 DVCA budget was approved as noted above.

B. Revisions to the Policies/Guidelines regarding Flags and Flag Poles, and Religious Door and/or Entryway Displays

Eric presented an updated draft based on discussion from the September Board meeting. After some clarifications Dave motioned to accept the new policies with the suggested modifications. Louis seconded and the motion passed 7 to 1.

C. Drainage issue in Patio Homes

A drain will be added to the common areas in the Patio Homes. Eric will work with MUD 136 and WaterWise to determine the location.

It was noted that the area behind the Pool House experienced some flooding during Harvey. The drains will be reviewed for blockage.

IX. NEW BUSINESS

A. Board and Deeds training workshop on October 26th.

The DVCA attorney, Michael Gainer, will be asked for his opinion on our plan to hold a training workshop for the current Deeds Committee members and DVCA Board on October 26th.

(Post-meeting note: Mr. Gainer saw no problem with holding the workshop as planned.)

B. Christmas Decorations

Eric will look into providing additional electrical outlets at the Clay Road and Patio Homes entrances to power Christmas lights and decorations.

Bernita Chavis, a resident, arrived to address questions about her request to use the Clubhouse for a meeting room to conduct classes titled "What is a Spiritual Life".

Eric motioned to break from the agenda to address the questions and this request. Mark seconded and the motion passed unanimously.

Bernita explained that the class had nothing to do with religion. Rather, it deals with subjects such as determining life's meaning; moving beyond current circumstances; open communications and other "life skills." The classes run for approximately 90 minutes and usually have 10-15 attendees. Some are Deerfield residents. She is requesting to hold 2 to 3 classes in a Rec Center room between now and the end of the year. Dave motioned to allow Bernita to hold the classes as outlined, working with Tina on exact scheduling. Geri seconded and the motion passed unanimously.

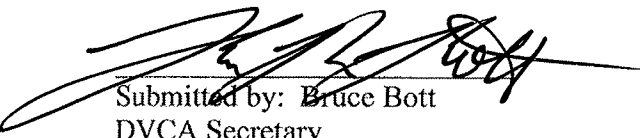
Bruce motioned to return to the agenda. Greg seconded and the motion passed unanimously.

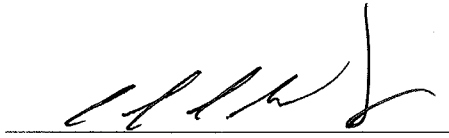
X. EXECUTIVE SESSION

At 9:01 PM Eric made a motion to go into Executive Session. The motion was seconded by Bruce and passed unanimously. The session ended at 9:26 PM.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. Mark seconded and the motion passed unanimously. Eric called the meeting adjourned at 9:27 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President

Attachment I

Deerfield Village Community Association (Homeowners' Association)

In chronic violation of Texas Government Code Chapter 551—Open Meetings

Facts & statute citations:

1. This homeowners' association is subject to Chapter 551 per the provisions of Sec. 551.0015 (1) (A) (B) and Sec. 551.0015 (2) (A)
2. None of the members of the Board of Directors of this homeowners' association has complied with the requirements of Sec. 551.005—Open Meetings Training
3. The Board of Directors of this homeowners' association and the members of the Deeds Committee regularly move from open to closed session for matters not permitted by Chapter 551.
4. In violation of Sec. 551.101 (1) & (2) the chairmen of both the Board of Directors and of the Deeds Committee move into closed session without citing the sections of the Code that allow closed sessions for the topics to be discussed.
5. In violation of Sec. 551.102 both the Board of Directors and the Deeds Committee take votes in closed session without allowing the public to observe the vote. Further, the votes of the Directors and Committee Members are cast on paper (as opposed to voice votes) and not published for the public to see which members voted which way.
6. In violation of Sec 551.102 both the Board of Directors and the Deeds Committee end meetings in closed session. They don't "emerge" from close session into public session where the public can observe votes or how each meeting ends.

10/23/2017

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Montgomery County officials indicted on Open Meetings Act violation charges

By Jesse Mendoza | 4:42 pm June 25, 2016 | Updated 11:48 am June 29, 2016

Three members of the Montgomery County Commissioners Court were indicted June 24 on Texas Open Meetings Act violation charges related to negotiations regarding the county's road bond election in November.

County Judge Craig Doyal, Precinct 2 Commissioner Charlie Riley and Precinct 4 Commissioner Jim Clark were indicted by a Montgomery County grand jury June 25 and have since been released on bond, Doyal's attorney John Choate said. Political consultant Marc Davenport, who previously worked on campaigns for Doyal and Riley, was indicted as well, special prosecutor Chris Downey said.

"Over the course of the past several months, the grand jury considered the testimony of numerous individuals and evidence obtained from a variety of sources," Downey said. "They determined that probable cause

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Doyal and the commissioners are accused of negotiating details for the Montgomery County road bond election with each other and the Texas Patriots PAC via email in violation of the Texas Open Meetings Act. The act mandates that a quorum—or majority—of elected officials of a governing body must deliberate matters in an open meeting.

The road bond was approved by voters in November after projects—including the contentious Woodlands Parkway extension—opposed by the Texas Patriots PAC were removed from the bond. The bond received the committee's support prior to the election.

Choate said he and Doyal will challenge the violation charges in court. He said he and believes accusations were politically motivated.

"Judge Doyal is one of the most honest, down-to-earth politicians I have ever had the pleasure of knowing," Choate said. "The judge and I cannot wait to get this to trial."

The case will now be assigned to a district court where litigation will continue, Downey said.

COMMENT

JESSE MENDOZA

Jesse has reported on health care, development, transportation, as well as city, county and state news since 2011. After a stint as a photojournalist in in the Rio Grande Valley, he joined Community Impact Newspaper in February 2014. In February 2015 he was promoted to editor of the Conroe | Montgomery edition.

Construction begins Monday, Oct. 23 on Hatfield Road, East Orange Street in Pearland

The city of Pearland is beginning construction on the Hatfield Road paving project on Monday, Oct. 23. Construction is supposed... >

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