

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

March 26, 2018

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 7:14 PM.

Trustees in attendance were Eric Toureilles (President), Bruce Bott (Secretary), Chris Saldana (Treasurer), Dave Flick, Geri Hudson and David Olivo. Brent Burris (Vice President) and Louis Carpenter were absent but provided their proxy to Eric prior to the meeting.

I. DETERMINATION OF A QUORUM (6 required)

Eric Toureilles determined there was a quorum.

II. APPROVAL OF MINUTES

After a review, Eric motioned to approve the February 26th Board Meeting minutes as submitted. The motion was seconded by Geri and passed unanimously.

After a review, Dave motioned to approve the March 20 Annual Meeting of the Members minutes as submitted. The motion was seconded by Eric and passed unanimously.

After a review, Eric motioned to approve the March 20th Annual Board Meeting minutes as submitted. The motion was seconded by Dave and passed unanimously.

III. RESIDENTIAL INQUIRIES

- A. A resident attended the Tennis Committee meeting and reported that he questioned the discussion on the guest policy and potentially limiting the number of guests to 3, framed as a safety issue. The resident voiced his opposition to this potential change. The resident further pointed out what he believes are benefits of having large groups using the courts and being a presence at the Rec Center. The resident further stated that he is being called out by a member of the Tennis Committee as abusing his privileges to use the courts as a resident and that these actions are bullying may be racially motivated. The resident further commented that his group routinely performs actions to maintain the courts.

IV. PRESIDENT'S REPORT

None. Most recent report delivered at the March 20th Annual Meeting of the Members.

V. TREASURER'S REPORT

None.

VI. MANAGER'S REPORT

Tina noted the following items:

- a) Issuing of pool tags for the 2018 season will begin on April 2nd.
- b) The office will be open 6:30 – 7:00 PM on April 2nd and April 23rd to facilitate issuing pool tags to residents who cannot come to the office during normal hours.

VII. STANDING COMMITTEES

A. Landscape Committee

The Board supports the actions of the Committee and the Men's Group to remove the bench next to the basketball court and relocate it to an area on the greenbelt between the sports field and Barker Cypress.

B. Deeds Committee

A revised application for the previously submitted batting cage was not received. Eric motioned to send the resident a letter advising that they remove the existing batting cage and resubmit an architectural application that meets the deeds restrictions. Dave seconded and the motion passed 7-0 with Chris abstaining.

Tina reported that the Harris County Health Department has acknowledged receiving the DVCA complaint about the Widcombe house and will send an investigator. A resident advised that the current resident may not be correctly listed in HCAD.

C. Recreation Committee

The Committee reported 111 participants in the garage sale with no major issues. They expressed their thanks to Tina for her help in organizing the event.

There was a good turn-out for the Music of the Green as well as the Easter Egg event.

The Committee is considering a Fall Garage Sale event at the Rec Center.

D. Financial Services Committee

The DVCA finances are in good shape and there are no concerns. Collections stand at 91.4%, slightly ahead of last year.

E. Tennis Committee

The Tennis Committee will be reviewing the policies that govern use of the courts.

The Committee is looking into obtaining and placing a plaque on the courts recognizing the efforts and years of service by Nan Pye. The Board supports this idea, and suggested the wording identify why her efforts are being recognized.

Eric will attend the next Committee meeting and provide further information on pickle ball courts and how they have been incorporated into the tennis courts in other communities.

F. Swim Pool Committee

The contractor has completed the majority of the pre-season repairs and upgrades. The Committee will confirm all has been completed before approving the final payment.

Swim Team practice begins April 18th.

G. Security Committee

The committee is reviewing policies for updates.

Additional security patrols were requested by MUD 136 directly to SEAL to cover the construction activities at the water tanks. The Committee asked that such requests go through them if they are to be covered by our contract.

H. Community Services Committee

No report.

VIII. OLD BUSINESS

A. Update on Windsong Trail Construction

As previously reported, this is being planned as a 2019 project. The DVCA will make a request to the county for an estimate to add a sidewalk and for the granting of an easement along the west side that could eventually support a perimeter fence.

IX. NEW BUSINESS

A. Board appointed Parliamentarian for Deeds Committee

Eric motioned to appoint Glenn Somers to the position of Parliamentarian on the Deeds Committee for a six-month trial period. Geri seconded and the motion passed unanimously.

B. Airbnb violations in Deerfield

Two homes in the subdivision have been found to be renting rooms on Airbnb. The office has contacted both the residents and Airbnb and advised them that this is a violation of our protective covenants. One resident has responded that they didn't know this was a violation and they will stop. No response from the other resident. Eric will mention this matter in the next newsletter.

C. NextDoor communication policy

The DVCA Trustee Code of Ethics was updated, replacing "strive" with "agree" in the first paragraph and adding an item that Trustees will adhere to the DVCA Social Media policy. Eric motioned to accept the updated policy. Chris seconded and the motion passed unanimously.

X. EXECUTIVE SESSION

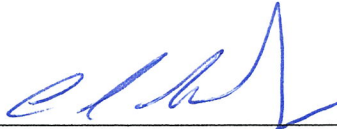
At 9:18 PM Eric made a motion to go into Executive Session to discuss a personnel matter. Bruce seconded and the motion passed unanimously. The session ended at 9:43 PM. Discussions during the session centered on a personnel matter within the office staff. No follow-up vote was required.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. Dave seconded and the motion passed unanimously. Eric called the meeting adjourned at 9:44 PM.



Submitted by: Bruce Bott
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President