

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

August 27, 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 7:03 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bruce Bott (Secretary), Chris Saldana (Treasurer), Louis Carpenter, Dave Flick, Geri Hudson, John Murphy and David Olivo.

### I. DETERMINATION OF A QUORUM (6 required)

Eric Toureilles determined there was a quorum. Trustees introduced themselves to the crowd.

### II. APPROVAL OF MINUTES

After a review, Brent motioned to approve the July 23<sup>rd</sup> Board Meeting minutes as submitted. The motion was seconded by Dave and passed unanimously.

### III. RESIDENTIAL INQUIRIES

- A. A resident expressed interest in extended pool hours with “swim-at-your-own-risk” (no lifeguards). She stated that she has contacted other residents and approximately 40 are in support of the concept. Louis stated that this is being looked into by the Swim pool Committee and many details need to be considered including access control, waiver of liability, etc. Eric noted that the initial response from our insurance company was that it would raise our annual insurance premium by \$1,250, but is required for the Baby Pool and other organizations that share the pool facility. Path forward for this concept is for a formal proposal to be developed and approved by the Swim Pool Committee and then submitted to the Board for a vote.
- B. A question was raised about lifeguards at swim team activities. It was noted that several of the older swimmers and the coaches are certified lifeguards.
- C. A resident presented data from a survey done on NextDoor indicating interest in the Board continuing to look for solutions to the exterior fence. A resident in the audience expressed interest in serving on and possibly leading a committee to develop solution options. Contact information was provided to Tina.

### IV. PRESIDENT’S REPORT

Eric reported the following:

- A. A new section will be added to the DVCA Newsletter titled "NextDoor Verified" to vet information found on the site and provide an official DVCA response.
- B. The County has placed No Trespassing signs at the ends of the greenbelt. These are intended for motor vehicles and allows for violators to be ticketed.

V. TREASURER'S REPORT

No report.

VI. MANAGER'S REPORT

Tina reported the following:

- A. The Volunteer Appreciation dinner is scheduled for 5-8 PM on Sunday, November 11<sup>th</sup>. More information in the next Board meeting.
- B. The County has trimmed low-hanging trees along several Deerfield streets.
- C. A large number of tennis court keys were returned in the last month.

VII. STANDING COMMITTEES

A. Deeds Committee

Eric made a motion to approve Bill Potscavage as a member of the Deeds Committee. Bruce seconded, and the motion passed unanimously.

No update has been received from the Harris County Health Department on the outcome of the August 15<sup>th</sup> court hearing on the Widcombe house. (Post-meeting note - HCHD advised that the resident failed to appear for the August 15<sup>th</sup> court hearing. The hearing has been rescheduled for September 19<sup>th</sup> and a warrant issued for Failure to Appear.)

An appeal of a Committee decision on Ravenfield was referred to the Board. The residents did not attend the meeting. The Board will review in Executive session and make a decision.

The Manorhaven residents are dissatisfied with the Committee and Board denial of the 8' screen erected in their backyard. The Board reinforced the previous decision, noting that they can take advantage of the variance granted by the Board that would allow them to erect an 8' exterior fence. The resident requested additional time to consider their action.

Glenn advised that the Code of Conduct has been distributed to all Committee members and provided an update on recent Committee activities.

The Committee requested additional authority to perform forced mows of resident's yards without requesting Board approval. After some discussion, Brent motioned to

grant the Committee the requested authority. Eric seconded, and the motion passed unanimously.

B. Community Services Committee

Tara Shockley has resigned from the Committee. The Board offered thanks for her 12+ years of service to the community.

A proposal for electrical work in the Rec Center storage and admin office was reviewed and discussed. The work would address problems with circuit overloads. Geri motioned to approve the \$3,000 expenditure. Chris seconded, and the motion passed unanimously. Additional issues will be investigated, and a scope developed for further work in 2019.

Peter advised that the Men's Group is proceeding with work on a new Deerfield Directory with a goal to publish/distribute by the end of this year.

Rick advised that the 2019 budget submitted for Board approval was a \$20K increase from 2018.

C. Recreation Committee

Additional details are being worked and the proposal for the 2018 Snow Day will be submitted at a later meeting.

Peter advised that the latest Music on the Green event featured a very good band, but attendance was low due to bad weather.

A resident asked why events aimed at small children were free, but those for teens required a fee for participation. The Committee will look into this issue.

D. Swim Pool Committee

The work approved earlier this year for pool house restrooms countertop/sink/faucet replacement will begin now that the swim season is winding down. Modified pool hours will be in place until the end of September. The new sound system has been installed.

Several residents voiced both support and opposition to the concept of swim-at-your-own-risk. A sub-committee will be formed to investigate the issue and determine if there are any legal issues and if this is doable.

E. Landscape Committee

The repairs and rework to the Clay Road entrance have been completed.



Eric motioned to break from the agenda to appoint a new Board Trustee rep for the Landscape Committee. Brent seconded, and the motion passed unanimously.

Eric motioned to appoint John Murphy as the Board rep for the Landscape Committee. Geri seconded, and the motion passed unanimously.

Eric motioned to return to the agenda. Geri seconded, and the motion passed unanimously.

F. Security Committee

Glenn reported that the number of security issues in the neighborhood has gone down after the usual spike seen in the summer months. The three vehicles recently burglarized were all unlocked.

The 2019 budget has been submitted and the Code of Conduct signed by all Committee members.

G. Tennis Committee

Quotes have been requested for adding lines for pickle ball on court 4, raising or resurfacing courts 3 & 4, providing a net between courts 3 & 4, and repainting the lines on the basketball court. A proposal may be submitted to the Board in a future meeting, if the expense is over \$1,000.

The lighting on courts 1 & 2 needs to be investigated for an electrical issue.

H. Financial Services Committee

Collections stand at 97.6%, slightly ahead of this time last year. The over-budget position is likely to continue through the end of the year.

The 2019 budget planning process is continuing. Individual Committee budgets are due in September.

Eric motioned to break from the agenda to review and discuss a new Committee Proposal form. Brent seconded, and the motion passed unanimously.

After some discussion, Brent motioned to approve the new Committee Proposal form. Chris seconded, and the motion passed unanimously. The new form will be distributed to all Committee chairs.

Chris motioned to return to the agenda. Eric seconded, and the motion passed unanimously.

VIII. OLD BUSINESS

A. Towing Company Agreement

After some discussion and minor changes, Brent motioned to approve the agreement with Archer Transport & Towing to provide towing services to DVCA. Chris seconded, and the motion passed unanimously. Signs will go up on the two parking lots of Deerfield.

IX. NEW BUSINESS

A. Ratify changes to By Laws as recommended by the Election Committee and previously accepted by the Board on May 29<sup>th</sup>, 2018.

Bruce provided a summary of the Election Committee recommendations to change some of the By-Laws dealing with Annual Elections. Brent motioned to approve the submitted changes. John seconded, and the motion passed unanimously.

X. EXECUTIVE SESSION

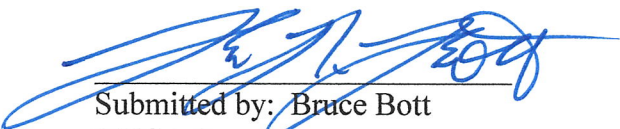
At 9:52 PM Eric made a motion to go into Executive Session to discuss deeds issues. Chris seconded, and the motion passed unanimously. The session ended at 11:07 PM.

Out of Executive Session, Dave motioned to deny granting a variance for an 8' fence on Ravenfield. Louis seconded, and the motion passed unanimously.

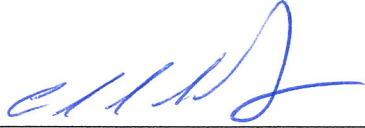
Out of Executive Session, Eric motioned to extend the deadline to September 10<sup>th</sup> for action by the residents on Manorhaven with the 8' screen in their backyard. Louis seconded, and the motion passed unanimously.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. Bruce seconded, and the motion passed unanimously. Eric called the meeting adjourned at 11:12 PM.



Submitted by: Bruce Bott  
DVCA Secretary



Accepted by: Eric Toureilles  
DVCA President