

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

September 24, 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 7:04 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bruce Bott (Secretary), Chris Saldana (Treasurer), Louis Carpenter, Dave Flick, Geri Hudson and John Murphy. David Olivo joined the meeting at 7:20 PM.

### 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, Louis motioned to approve the August 27<sup>th</sup> Board Meeting minutes as submitted. The motion was seconded by John and passed unanimously.

### III. RESIDENTIAL INQUIRIES

- A. A resident voiced a complaint about copies of La Voz, the Chronicle's weekly Spanish language newspaper, not being picked up from yards and clogging storm drains during heavy rains. Other residents and a few Board members voiced similar complaints. Some have contacted the Chronicle and requested it not be delivered to their house, but delivery continues. Eric will contact them to request hand delivery at the front door. He will also contact Harris County Flood Control about the drain-clogging issue.

### IV. PRESIDENT'S REPORT

Eric reported the following:

- A. Pickle Ball lines will be painted on court #4 on September 28th.
- B. In coordination with MUD 136, DVCA water meters were inspected for proper backflow preventers. Of the 6 meters, one will require some work.
- C. A new subcommittee is being formed to investigate the perimeter fence issue.
- D. Towing signs will be installed in DVCA parking lots by the end of the month.
- E. A Scout from Troop 120 will conduct a blood drive as his Eagle project at the Rec Center on September 29th.

V. TREASURER'S REPORT

No report.

VI. MANAGER'S REPORT

Tina reported the following:

- A. Tennis key reimbursements continue.
- B. A request will be made on NextDoor for resident info for the new directory.

VII. STANDING COMMITTEES

A. Deeds Committee

Appeal of the Committee decision on Ravenfield fence - the residents addressed the board and presented their request to reverse the Deeds Committee decision prohibiting an 8' fence on the front of their home. The residents stated that the fence surrounds a courtyard and was originally installed by the builder at 8 feet. The additional height provides them added privacy and security. The Board will discuss this request in executive session.

Heathersage property referred to the Board. The Board will discuss this request in executive session.

Approve revised Deeds Summary - after review and discussion, Bruce motioned to approve the Deeds Summary with the noted minor revisions. Chris seconded, and the motion passed unanimously.

B. Finance Committee

Collections stand at 97.7%, slightly below this time last year. The over-budget position is likely to continue through the end of the year.

All Committee 2019 budgets have been received and work is in progress on the 2019 budget for the Board's review.

C. Tennis Committee

No report.

D. Recreation Committee

The Committee is working on potential adds for the traditional winter snow party. The cost for the usual snow patches and train remains the same. Considering adding a snow hill.

The last Music on the Green will be held on October 6th. Multiple events in September were hampered by bad weather.

A community pancake breakfast will be held at the Rec Center on October 27<sup>th</sup>. All Board Members are requested to attend.

A request was made for the Committee "night group" to be run as a separate committee. The Board will review this matter.

E. Swim Pool Committee

Work continues on several maintenance issues.

The Committee is developing the 2019 contract with AB Pools.

Streaks have appeared in the plaster on the pool bottom. An investigation is underway to determine the cause and a solution.

A vendor will attend the next Committee meeting and give a presentation on providing swim lessons.

A subcommittee has been formed to look into the swim-at-your-own-risk idea.

F. Landscape Committee

A proposal for Fall planting was approved by the Committee and presented to the Board. After some discussion Louis motioned to approve the \$2,896.50 expenditure. Geri seconded, and the motion passed unanimously.

G. Security Committee

All Board members signed the SEAL Report guidelines for confidentiality and distribution.

H. Community Services Committee

No report.

VIII. OLD BUSINESS

A. Perimeter Fence Subcommittee

The committee is being formed and will report to the Board. Eric presented a draft of the Committee charter (see Attachment I). After some discussion Brent motioned to accept the charter as presented and form the committee. Eric seconded, and the motion passed unanimously.

Larry Vickers was identified as chair of the Fence Committee and Steve Gunzelman as vice chair. Brent motioned to approve these two positions. John seconded, and the motion passed unanimously.

IX. NEW BUSINESS

A. Schedule Budget Meeting for October

After some discussion, Eric motioned to hold the 2019 Budget Review Meeting on October 15<sup>th</sup> at 7:00 PM in the Rec Center. Brent seconded, and the motion passed unanimously.

X. EXECUTIVE SESSION

At 8:44 PM Eric made a motion to go into Executive Session to discuss deeds issues and a matter for the October agenda. Bruce seconded, and the motion passed unanimously. The session ended at 9:48 PM.

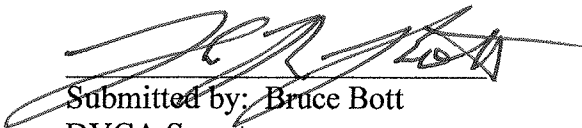
Out of Executive Session, Eric motioned to send the Heathersage house issue to the attorney for further action. Dave seconded, and the motion passed unanimously.

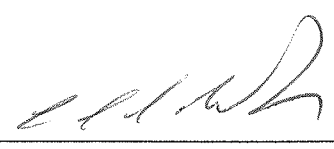
Out of Executive Session, Brent motioned to deny granting a variance for an 8' fence on Ravenfield. Bruce seconded, and the motion passed 6 – 3.

Out of Executive Session, Eric motioned to add forming the 2019 Election Committee to the October Board Agenda. Brent seconded, and the motion passed unanimously.

XI. ADJORNMENT

Chris motioned to adjourn the meeting. Dave seconded, and the motion passed unanimously. Eric called the meeting adjourned at 9:55 PM.

  
Submitted by: Bruce Bott  
DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President