

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

October 22, 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), Dave Flick, Geri Hudson, John Murphy and David Olivo. Louis Carpenter could not attend and gave his proxy to Bruce.

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, Chris motioned to approve the September 24th Board Meeting minutes as submitted. The motion was seconded by Brent and passed unanimously.

After a review, Brent motioned to approve the October 15th Special Board Meeting minutes as submitted. The motion was seconded by Dave and passed unanimously.

III. RESIDENTIAL INQUIRIES

A. None.

IV. PRESIDENT'S REPORT

Eric reported the following:

- A. The 2019 DVCA budget was approved at the meeting on October 15th. Although several budget cuts were made, the necessity remained for a \$20 increase to the annual assessment. Eric will include a summary of the actions in the newsletter.
- B. Eric will attend the West Harris County Regional Water Authority meeting on October 25th to get an update on the 96" water line planned to be installed in the north greenbelt.
- C. The towing signs in Deerfield parking lots will be updated and reinstalled.

V. TREASURER'S REPORT

The 2019 DVCA budget has been completed.

VI. MANAGER'S REPORT

Tina reported the following:

- A. The office will be closed on Thanksgiving, Christmas and New Year's.
- B. To date only 5 residents have signed-up for the November 10 garage sale.
- C. 29 residents have signed-up to attend the November 11th Volunteer Appreciation Dinner.
- D. Cy-Fair Pest Control will address the problem with squirrels in the beams above the Rec Center walkthrough.
- E. The community pancake breakfast is planned for October 27th.

VII. STANDING COMMITTEES

A. Deeds Committee

Ravenfield AR denial - will be discussed in Executive Session.

Euroshield Rubber Roofing - after some discussion, Chris motion to approve the material for use in Deerfield. Brent seconded, and the motion passed 7 – 1.

Little Lending Library - after discussion, Bruce motioned to deny the application as submitted and asked the Deeds Committee to work with the resident to locate the box on a DVCA common area. Eric seconded, and the motion passed unanimously.

The Committee reported additional updates to the AA form, and plans to focus on alternatives to grass under large trees.

B. Tennis Committee

The Committee presented a proposal to replace three of the existing court light poles. One is severely rusting and presents a safety hazard. A quote to replace the poles for \$14,825 has been received from a preferred vendor. Quotes are due from two other contractors. John motioned to approve up to \$15,025 to replace the poles with the Committee making the decision after receiving the other quotes. Brent seconded, and the motion passed unanimously.

C. Recreation Committee

Fall Garage Sale update - Five residents have signed-up to participate in the November 10th event. Adds are running in the Chronicle, Craig's List, Green Sheet, Next Door, etc. Signs will be placed at the neighborhood entrances.

Snow Day proposal - Eric motion to approve \$2,000 for the event. Chris seconded, and the motion passed unanimously.

The Committee will try alternating day/evening meetings by month to accommodate the members.

D. Finance Committee

Collections stand at 97.8%, slightly below this time last year. The over-budget position is likely to continue through the end of the year.

A slight "tweak" will be made to the 2019 budget due to the tennis court light pole replacement.

The Board expressed thanks to all of the Finance Committee members for their work on the 2019 budget.

E. Swim Pool Committee

Swim Lesson proposal - after presentation and discussion on the proposal, Eric motioned to allow the Committee to sponsor Fins to provide swim lessons to Deerfield residents at the pool for a fee, pending a review to be sure adequate insurance is carried by both the vendor and Deerfield. Chris seconded, and the motion passed unanimously.

AB Pools is working to remove the stains that have appeared in the plaster on the bottom of the pool.

F. Security Committee

The Committee reported a low number of security issues, but there was one incident involving the theft of tools from a landscaper's truck.

G. Landscape Committee

Fall planning has been delayed by rain. Tree trimming in the common areas is planned for November.

H. Community Services Committee

Revised Power proposal - after some discussion, Bruce motioned to approve \$3,190 for electrical work at the Rec Center. Dave seconded, and the motion passed unanimously.

VIII. OLD BUSINESS

- A. Perimeter Fence Subcommittee update - the Subcommittee voted Merle Garrelts to serve as secretary.

Eric motioned to update the Subcommittee charter to reflect the correct dates. Geri seconded, and the motion passed unanimously.

Eric motioned to allow the Subcommittee to expend up to \$1,000 for legal expenses as approved by a Board member. Chris seconded, and the motion passed unanimously.

IX. NEW BUSINESS

- A. None. The approval of the 2019 Election Committee Members was handled at the October 15th Special Board Meeting.

X. EXECUTIVE SESSION


At 8:51 PM Eric made a motion to go into Executive Session to discuss deeds issues. Bruce seconded, and the motion passed unanimously. The session ended at 9:30 PM.

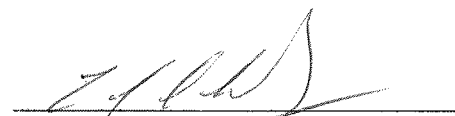
Out of Executive Session, Chris motioned to grant a variance for an 8' fence on Ravenfield. Geri seconded, and the motion passed unanimously.

Out of Executive Session, Bruce motioned to admonish the Deeds Committee for approving the Longmoor house color. The Board is not in favor of the color and recognizes that there have been several resident complaints. Eric seconded, and the motion passed unanimously.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. Brent seconded, and the motion passed unanimously. Eric called the meeting adjourned at 9:35 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President