

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

November 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 7:15 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bruce Bott (Secretary), Louis Carpenter, Geri Hudson, John Murphy and David Olivo. Chris Saldana (Treasurer) and Dave Flick did not attend and did not provide their proxy to another Trustee.

### 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 October 22<sup>nd</sup> Board Meeting minutes as submitted. The motion was seconded by Louis and passed unanimously.

### III. RESIDENTIAL INQUIRIES

- A. A resident addressed the meeting to appeal the previous Board decision to deny the installation of a "Little Library" structure in his front yard. After some discussion, the Board confirmed their decision. It was further stated that the Board would support the installation of such a structure for the community's use on a location in the common areas approved by the Board.

### IV. PRESIDENT'S REPORT

Eric reported the following:

- A. There will be no Regular Board Meeting in December as previously voted on during the March 20<sup>th</sup> Annual Board Meeting.
- B. The November 11<sup>th</sup> Volunteer Appreciation Dinner was successful with approximately 70 residents in attendance.

### V. TREASURER'S REPORT

None.

### VI. MANAGER'S REPORT

Tina reported the following:

- A. 46 Homes participated in the Fall Garage Sale.

VII. STANDING COMMITTEES

A. Community Services Committee

Directory proposal - after some discussion, Brent motioned to approve the expenditure of up to \$1,500 to print and distribute a new Deerfield Directory to every residence. The expectation is that advertising revenue will cover the majority of the cost. Eric seconded, and the motion passed unanimously.

B. Swim Pool Committee

Swim Lessons – A copy of the insurance certificate held by Neighborhood Swim Lessons, LLC was reviewed and found to be adequate. Eric motioned to accept the insurance and allow the Committee to proceed with plans to provide swim lessons to residents at the pool during the 2019 swim season. John seconded, and the motion passed unanimously.

The Committee reported that the plaster stain clean-up has been completed and AB Pools will pay for the water to refill the pool.

C. Landscape Committee

Tree trimming proposal - Bruce motioned to approve the expenditure of up to \$19,000 in 2019 for tree trimming with Jay to manage the budget. Brent seconded, and the motion passed unanimously.

Sidewalk proposal - Eric motioned to approve the expenditure of \$15,535.70 for identified sidewalk repairs and additions. This includes the new sidewalk between Longmoor Drive and the Greenbelt. Prior to approval, 2 residents voiced concern and appealed the new sidewalk expense, that had previously been approved by the Board. The rationale was that this was a miss by Friendswood, as other similar streets had this sidewalk installed, and we received a complaint regarding Greenbelt access from that section of the street. Geri seconded, and the motion passed unanimously.

D. Recreation Committee

The Committee is now planning 2019 events. The Garage Sale and Trunk or Treat events were successful. The Campout at the Rec Center had approximately 50 attendees. The annual Snow Party is planned for December 16<sup>th</sup>.

E. Deeds Committee

The new Deeds Summary has now been posted on the website. The hearing on the Widcombe house is scheduled for November 28<sup>th</sup>.

Eric was requested to remind all residents that Board Meetings are open to all and that suggestions and inquiries are welcome. Eric will include the note in a future newsletter.

F. Financial Services Committee

Collections stand at 98%, slightly below this time last year. The \$13,000 over-budget position is likely to continue through the end of the year. Two unpaid assessments that had moved to lawsuit status have been paid in full.

G. Tennis Committee

The Committee is continuing to work with vendors for replacement of three of the lights on courts 3&4. Working issues involving the new wind zone specs and the condition of the existing pole foundations.

H. Security Committee

The number of security incidents remains low. A question was raised about posing security patrol signs at all entrances. The Committee will review and advise. A resident brought to our attention that a Neighborhood Watch sign was still up and hanging upside down. Eric said it would be taken care of in the next 24 hours.

VIII. OLD BUSINESS

- A. Perimeter Fence Subcommittee update - The Subcommittee continues to review options and on November 15th, submitted questions for legal review and response.

IX. NEW BUSINESS

- A. Election Committee update - The Committee has held their first meeting and reviewed the election procedures and timeline. The election notice and call for applications has been published in the newsletter.

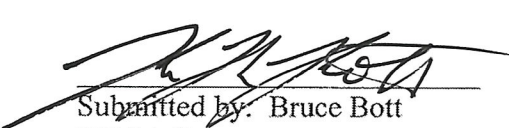
X. EXECUTIVE SESSION

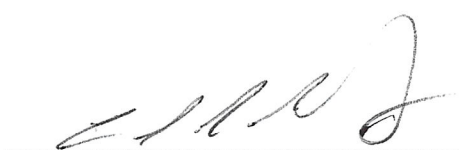
At 8:45 PM Eric made a motion to go into Executive Session to discuss deeds issues and a personnel/guest incident. Bruce seconded, and the motion passed unanimously. The session ended at 10:04 PM.

Out of Executive Session, Eric motioned to approve the Amber Lake patio cover as submitted. Brent seconded, and the motion passed unanimously.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. Louis seconded, and the motion passed unanimously. Eric called the meeting adjourned at 10:11 PM.

  
Submitted by: Bruce Bott  
DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President