

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

January 28, 2019

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 7:10 PM.

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

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 Burris motioned to approve the November 28th Board Meeting minutes as submitted. The motion was seconded by Eric Toureilles and was passed unanimously.

III. RESIDENTIAL INQUIRIES

- A. Resident was concerned about the black trailer being parked on Heathersage Drive and causing a safety hazard. The HOA is aware of the issue and currently trying to solve with homeowner.

IV. PRESIDENT'S REPORT

Eric reported the following:

- A. New trash vendor including recycling will start service on 2/1/19.
- B. Eric Toureilles held discussion with WHCRWA concerning installation of large water line in the water line/ pipeline easement located in the northern portion of the subdivision. Eric requested a Town Hall meeting for the residents to provide additional info. Also, Eric made request for a construction schedule and was advised work would commence in 2020 or later. Eric also requested work to be held after the Windsong Trail roadway improvements and during summer months as to limit any disruption for students attending Wilson Elementary.
- C. Received 3 trustee applications thus far, all applications due on or before 2/10/19. Election will be held at end of March.

V. TREASURER'S REPORT

None

VI. MANAGER'S REPORT

Tina reported the following:

- A. Resident Directory is almost complete, proof will be done this week and directories will be delivered this weekend by the Boy Scouts
- B. We will hold a BBQ dinner at the Rec Center on 2/23 for \$13 each, purchase tickets in the office.
- C. If you missed out on ordering mulch from the Boy Scouts, contact manager right away.

VII. STANDING COMMITTEES

A. Swim Pool Committee

- a) Officer Election - Erinn Brown was elected Chairman, Scott Bivens was elected Vice-Chairman. Secretary position was left vacant. Eric motioned to approve the committee officers, Brent seconded, and the motion passed unanimously.
- b) Swim lessons- private swim lessons will be offered to residents by Neighborhood Swim Lessons company. More info will be provided soon. Residents will be able to sign up for lessons on their company website.
- c) Swim Pool Committee Walk Thru Inspection- Committee members inspected pool and surrounding areas and did not find any major issues needing repair in advance of pool opening later in April.
- d) Sub Committee updates- SPC submitted proposal of \$4500 or less along with an executive summary for Unguarded Swim to the board for consideration and approval. Board wanted to discuss further in Exec Session before voting, left undecided for now. Sub-committee meetings have been held since Sept 2018 and through much brainstorming, fact finding, research, deliberation to address all issues presented from sub committee members, the SPC has unanimously approved the proposal and submission to the HOA board. SPC has requested the board trustee liaison oversee any issues with discipline for users. The SPC also noted there may be a future issue with FHA due to suggested minimum age restriction of 18 years old. The sub-committee is also unaware of any other HOA which currently has a blended guard/unguarded pool program being contemplated. Sub-committee met with insurance company and confirmed there will not be any increase in premiums due to assumed risk of the program. The program presented will be phased in to determine if initially successful before proceeding to greater use by residents. Pool schedule and contract for lifeguards will remain unchanged.

B. Security Committee

- a) Approval of 2019 Officers-Glenn Sommers elected as Chairman and Philip Lanham was elected as Vice-Chairman. Brent motioned to approve the committee officers, John seconded, and the motion passed unanimously.
- b) Signage for Entrances concept proposal-committee recommended the board add Security Patrol signs at each entrance.
- c) Parking Laws Article / DVCA Policy. Committee recommends adding policy for parking rules. Committee will confirm and add parking rules into next newsletter.
- d) DVCA Disturbing the Peace policy recommendation-committee recommends adding a policy for loud noises, fireworks, incl cut off times and have request enforcement by SEAL Security.
- e) Commercial Vehicles-committee recommends adding policy to prohibit commercial vehicles from parking in DV. Need to confirm specific rules and install signage as well.
- f) Officer Mendoza with Seal Security is leaving his position at SEAL Security. Committee sent well wishes to him in new job.

C. Deeds Committee

- a) Approval of 2019 Officers-Glenn Sommers was elected Chairman, Elaine Mills was elected Vice-Chairman. Charlotte Benincasa was elected secretary. Brent motioned to approve the committee officers, Dave seconded, and the motion passed unanimously.
- b) Committee working on creating tracking logs for issues. A violation process will be created for Board review of issues. Committee will create a quick-link tab on DV website to locate forms and info helpful to the residents.
- c) Also, committee will send info in newsletter proactively advising residents to power wash or clean house exteriors.

D. Recreation Committee

- a) Had 60 attendees for the pancake breakfast, considering next pancake breakfast event to be held toward end of March. Hope to have more families in attendance.
- b) Considering having trustee candidates attend coffee/donuts event week prior to election to meet residents.

E. Financial Services Committee

- a) Final budget was reviewed, and expenses were \$600 under budget. 2018 Assessments were 98.1% collected. Assessments for 2019 received at 12/31 were approx. \$267,000.
- b) Approval of 2019 Officers- Mike Feeney was elected Chairman, Bill Lessels was elected Co-Chair. Eric motioned to approve the committee officers, Geri seconded, and the motion passed unanimously.
- c) Made some changes to income statement such as moving advertising expenses to Publication field and Social Events to Rec Center to better align expenses and reimbursements.

F. Community Services Committee

No report this month

FYI- A US Postal Mail box serving multiple residents in the private street patio home area is in disrepair. Board is attempting to have USPS replace otherwise DVCA will handle.

Also, there is a private street in the patio homes where the roadway needs repair, might be due to underground storm drain leak. Eric will ask the MUD to investigate issue.

G. Landscape Committee

- a) Work to commence this week to replace approx. 900 feet of sidewalk in the neighborhood
- b) Considering purchasing mulch from Boy Scouts
- c) Swing on the north playground equipment needs repair, will review

H. Tennis Committee

- a) Light poles are planning to be replaced sometime during middle of Feb, courts 3&4 will be unavailable for approx. 1 week during construction.

VIII. OLD BUSINESS

- A. Perimeter Fence Subcommittee update - subcommittee did not meet, no update.

IX. NEW BUSINESS

- A. Update By-laws to allow Deeds Chair to assign the number of Deeds Committee Members but must be approved by the Board. Held discussion to reduce members to 9, which makes sense as office assistant was hired to handle portion of duties for committee. Eric motioned to approve, Dave seconded, and the motion passed unanimously.

B. Other Building of Structure height variance

Consider policy change to create a formal height variance for trampolines and shed to be no greater than nine (9) feet from base. Eric motioned to have counsel draft the new policy, Brent seconded, and the motion passed unanimously.

C. Fence Variance

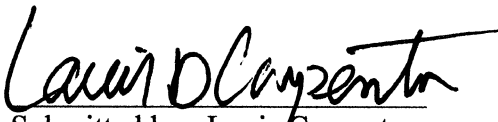
Deeds committee submitted ideas to consider for fences and gates for non-perimeter fences. Deeds will formally provide and submit to Board.

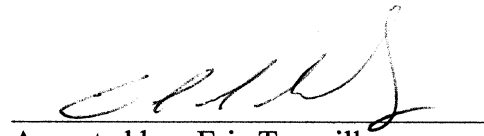
X. EXECUTIVE SESSION

At 9:17 PM, Eric made a motion to go into Executive Session to discuss deeds issues. Brent seconded, and the motion passed unanimously. The session ended at 12:07 AM.

XI. ADJORNMENT

Brent motioned to adjourn the meeting. Geri seconded, and the motion passed unanimously. Eric called the meeting adjourned at 12:07 AM.


Submitted by: Louis Carpenter
DVCA Acting Secretary


Accepted by: Eric Toureilles
DVCA President