

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

April 22, 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 7:01 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bruce Bott (Secretary), Dave Flick, Terry Gray, John Murphy and Bob Shortle. Chris Saldana (Treasurer) and David Olivo did not attend and did not provide proxies.

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, Eric motioned to approve the March 25th Board Meeting minutes as submitted. The motion was seconded by Bob and passed unanimously.

After a review, Brent motioned to approve the April 9th Annual Meeting of the Members minutes as submitted. The motion was seconded by Dave and passed unanimously.

After a review, Dave motioned to approve the April 9th Annual Board Meeting minutes as submitted. The motion was seconded by Brent and passed unanimously.

III. RESIDENTIAL INQUIRIES

A. None.

IV. PRESIDENT'S REPORT

A. None. Eric referred to his report delivered during the April 9th Annual Meeting of the Members.

V. TREASURER'S REPORT

None.

VI. MANAGER'S REPORT

Tina reported the following:

- A. Pool tag activity is increasing.

VII. STANDING COMMITTEES

A. Financial Services Committee

- a) Status report - Collections stand at approximately 80 %, slightly below the collection rate for 2018.

B. Recreation Committee

- a) A Deerfield Social will be held on Saturday, April 27th.
b) A Star Wars movie will be shown on May 4th at the Rec Center.

C. Security Committee

- a) Vehicle burglaries continue to be a problem. A Committee member reminded all residents to lock their car doors.

D. Tennis Committee

- a) No report.

E. Landscape Security Committee

- a) A proposal for grounds treatment (fertilization and weed treatment) is being developed.
b) Several positive comments have been received on the spring planting.

F. Community Services Committee

- a) The Committee is still working on the mailbox issue in Patio Homes.
b) The Committee is working with MUD 136 to determine who has responsibility to repair the storm drain that is sinking in the Patio Homes.
c) A resident noted that the baseball backstop needs maintenance.

G. Deeds Committee

- a) A resident attended to appeal the denial of a greenhouse in front of his home. The resident presented information and photos showing the structure and explained that it is there to protect the investment they've made in succulent plants. He stated that the structure would only be put up when rain is expected to be "exceptional, probably 10-12 days per year", and questioned how this is any different from the sheets and & frost cloth put out by residents on freezing nights. He requested direction on how to protect his investment in plants and comply with the subdivision deeds restrictions.

Eric noted the forecast for rain on Tuesday night and asked that all Board Members view the structure Wednesday morning thru Friday afternoon. Once viewed, the Board will provide a decision.

H. Swim Pool Committee

- a) The proposal for a pool chemical automation system was discussed. Brent motioned to approved the \$2,564.41 expenditure for the system. John seconded, and the motion passed unanimously.
- b) 2019 Pool Hours - Revisiting the Lap/Exercise hour of 10:00 AM - A SPC member outlined the proposal to split the pool for the first hour of access, providing half for lap swim and water walkers and half for open swim. A resident requested a vote of "No" on the proposal as it has not had enough vetting among residents and the committee failed to follow the directions previously issued by the Board. Brent motioned to approve the proposal as submitted by the Committee. Bob Seconded. The vote was 2 in favor, 3 against and 2 abstaining. The motion did not pass.

VIII. OLD BUSINESS

- A. Perimeter Fence Committee update - Financing could be secured for the project, but for a shorter term than desired. Work continues on a proposal.

IX. NEW BUSINESS

- A. Proposed dog park by resident - Multiple residents voiced objection to this concept citing concerns about noise, pollution, etc. Eric said he received extensive requirements from Landscape, and a quote of \$350 from our insurance carrier. No decision to proceed by the Board on this matter.
- B. Sidewalk issue brought up at Annual meeting - Our attorney confirmed that residents are responsible for the maintenance of sidewalks on their property, and that they cannot be removed. Deeds can send a letter, if the sidewalk becomes unattractive.

X. EXECUTIVE SESSION

At 8:28 PM Eric made a motion to go into Executive Session to discuss a legal issue involving DVCA. Bruce seconded, and the motion passed unanimously. The session ended at 10:17 PM. Note that prior to discussions in Executive Session, Mr. Salha (a resident) requested that Mr. Mourtaja (a resident) be allowed to attend. The request was granted by the Board.


Post Executive Session, Bruce motioned to authorize Eric to offer to settle a lawsuit involving late assessments and legal and late fees per the terms discussed in Executive Session. Terry seconded, and the motion passed unanimously.

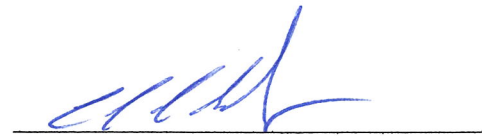
Post Executive Session, Eric motioned to modify the Trustee Code of Ethics per discussion and agreement by the Board. Bob seconded, and the motion passed unanimously.

Post Executive Session, Brent motioned to form a Committee to develop a detailed proposal for SAYOR, and monitor the implementation. Members to be Brent, Eric, Terry and two members from the Swim Pool Committee. Eric seconded, and the motion passed unanimously.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. John seconded, and the motion passed unanimously. Eric called the meeting adjourned at 10:20 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President