

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

September 23, 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 7:02 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) did not attend and did not provide a proxy.

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum. Trustees introduced themselves to the crowd.

II. APPROVAL OF MINUTES

After a review, Brent motioned to approve the August 24th Board Meeting minutes as submitted. The motion was seconded by Terry and passed unanimously.

After a review, Eric motioned to approve the September 11th Special Board Meeting on the fence minutes as submitted. The motion was seconded by Brent and passed unanimously.

III. RESIDENTIAL INQUIRIES

- A. A resident asked if the Board would look into locating an Amazon deliver locker at Rec Center. The Community Services Committee will be asked to look into this.
- B. A resident asked if a water fountain could be located at the north playground. Eric reported that the MUD is looking into this.

IV. PRESIDENT'S REPORT

A. Eric reported the following:

- a) Tina's last day as Office Manager will be September 28th. All Board Trustees expressed their thanks for her work.
- b) Catherine Guiberteau was introduced as the new DVCA Office Manager.
- c) Harris County was contacted, and they cleaned debris from the greenbelt ditch.
- d) A resident reported some subsidence in the pipeline ROW. Eric will follow-up.
- e) The Volunteer Appreciation Dinner is tentatively scheduled for November 17th.

- f) The DVCA has written a letter to Precinct 3 asking for their support in requesting Precinct 4 to install a more substantial guardrail at the corner of Barker Cypress and Keith harrow.

V. TREASURER'S REPORT

None.

VI. MANAGER'S REPORT

A. Catherine reported the following:

- a) Office Manager training has been completed.
- b) Sign-up for the Deerfield Garage Sale is now open and four residents have signed up to date.
- c) The SAYOR program now has 72 participants.
- d) There was good resident attendance at the Labor Day party.

VII. STANDING COMMITTEES

A. Swim Pool Committee

- a) Sand replacement proposal - This item was approved at the August 26th Board meeting.
- b) Paver repair proposal - This item will be addressed in a future meeting.

B. Financial Services Committee

- a) 2020 Budget Status/Review - Eric motioned to set the meeting to review the 2020 budget proposal on October 7th. John seconded and the motion passed unanimously. It was noted that there is noting included in the proposed 2020 DVCA budget for the perimeter fence.
- b) Filing of liens for unpaid assessment - the Finance Committee representative reported that nine liens will be filed. The Board is in agreement with these actions.

On behalf of the Board, Eric thanked the Committee for their work in assembling the 2020 DVCA budget. The Committee stated that they would be happy to answer any questions prior to the meeting.

C. Landscape Committee

- a) Proposal for Fall Planting and Plant Replacement - Eric motion to approve the proposal for Fall planting and plant replacement at a cost of \$7,198. Bruce seconded and the motion passed unanimously.

A question was asked about warranty on the greenbelt exercise equipment. Eric responded that there was no specific warranty on the equipment, but the company has repaired or replaced all issues raised to date. Eric will provide Art Blummer with the contact information.

D. Recreation Committee and YES Subcommittee

- a) John reported that the Campout at the Rec Center is currently planned for November 16th, but they will look into moving the activity to November 9th to allow Troop 120 to participate.
- b) Bob reported that approximately 40 residents attended the pancake breakfast.

E. Tennis Committee

- a) No meeting was held this month. The Committee will look into improving the lighting on courts 1&2 as a 2020 project.

F. Community Services Committee

- a) The Clubhouse has been painted and the new furniture is being delivered.

G. Security Committee

- a) No report.

H. Deeds Committee

- a) Deeds items will be handled at the Special Board meeting on September 24th.

I. SAYOR Special Committee

- a) The next committee meeting will be in October.

J. Perimeter Fence Special Committee

- a) Legal fees proposal - The Committee submitted a formal DVCA proposal for a \$10,000 budget to work with attorneys to develop the perimeter easement agreement. Dave motioned to approve the proposal. Eric seconded and the motion passed 6 to 0 with one abstention.
- b) Path forward is to draft the easement agreement and issue it for review. Gather and incorporate comments from the Board, MUD, etc. Once approved, begin contacts with the perimeter homeowners and continue socializing the concept.

- c) Adding six homes south of Spellbrook on Barker Cypress adds 840 feet of fence.
- d) A resident suggested selling 2 lots in the Patio Homes to help finance the project, and suggested that the sports field property could be used for loan collateral

VIII. OLD BUSINESS

A. None.

IX. NEW BUSINESS

A. Formation of the 2020 Election Committee - after some discussion the 2020 Election Committee was proposed as Terry Gray (Chair), TBD (Vice-chair, resident), Bob Shortle (member), TBD (observer) and Catherine Guiberteau (admin). Eric motioned to approve the committee members. Dave seconded and the motion passed unanimously. Near the end of the meeting Deborah Plattsmier advised that she would take on the observer position.

B. Volunteer Appreciation Dinner - Bruce motioned to approve holding the event at Clay's on November 17th. Dave seconded and the motion passed unanimously.


Bob asked how residents "not in good standing" are identified so that they are excluded from community events. Eric responded that a check is done for participation in swim team, SAYOR, garage sale, etc., but not for events such as Music on the Green, holiday parties, etc. Bob suggested checking Bazar, and men's group.


X. EXECUTIVE SESSION

None.

XI. ADJORNMENT

Eric motioned to adjourn the meeting. Bob seconded, and the motion passed unanimously. Eric called the meeting adjourned at 8:07 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President