

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

October 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 7:07 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bruce Bott (Secretary), Chris Saldana (Treasurer), Dave Flick, Terry Gray, John Murphy, Bob Shortle and Kristine Spiller.

### I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum. Kristine Spiller was seated as a new Trustee.

### II. APPROVAL OF MINUTES

After a review, Dave motioned to approve the September 23rd Board Meeting minutes as submitted. The motion was seconded by Terry and passed unanimously.

After a review, Brent motioned to approve the September 24th Special Board Meeting minutes as submitted. The motion was seconded by John and passed by a vote of 6-0 with 2 abstaining.

After a review, Eric motioned to approve the October 7th Special Board Meeting minutes as submitted. The motion was seconded by Brent and passed unanimously.

### III. RESIDENTIAL INQUIRIES

- A. A resident raised the issue of law enforcement in the area and not specifically within Deerfield, noting three murders in the area within the last few weeks. The resident also mentioned the frequent street racing in the area and a 40-minute response time from HCSO on a recent serious issue. The Board was asked if there was any contact with other HOA's in the area on the matter of local law enforcement presence. Eric reported little contact with other HOA's, but he will contact both HCSO and the Constable's office and voice concern on this matter. Information on the monthly meeting of local HOA's will be posted on the website.

### IV. PRESIDENT'S REPORT

- A. Eric reported the following:
  - a) From the most recent MUD136 meeting, WHCRWA has no firm start date for the new water pipeline that will run through the north greenbelt. Contact information for the assigned **project manager** has been provided to the DVCA

office. The WHCRWA rep at the meeting stated that there was no flexibility in the increase to their water rates and there has been little resident opposition.

V. TREASURER'S REPORT

- A. A \$15 increase to the annual assessment was approved by the Board in the Special Board Meeting held on October 7th.

VI. MANAGER'S REPORT

- A. Catherine reported the following:
- a) There was a good turnout for the Fall garage sale.
  - b) The SAYOR program is still active.
  - c) Plans are being firmed up for the Volunteer Appreciation Dinner to be held on November 17<sup>th</sup> at 5:00 PM at Clay's.
  - d) A list has been compiled of all residents who are not in good standing with the association on annual assessments. The list is available to Committee chairs who are holding events that may exclude members per the association by-laws.

VII. STANDING COMMITTEES

A. Swim Pool Committee

- a. Paver reset - This item will be deferred to a future meeting.
- b. AB Contract Renewal - After a brief discussion, Brent motioned to approve renewal of the pool maintenance contract with AB Pools as passed by the Committee. Terry seconded and the motion passed unanimously.

B. Financial Services Committee

- a) Perimeter Fence Cost Projections - Extensive discussions were held on the project cost estimate provided by Philip Lanham. No firm cost estimate can be provided until all aspects of the project scope (length, height, fence material, etc.) are finalized.

C. Security Committee

- a) Review Parking/Safety Card and Approve Rollout - Changes have been made to the card as discussed during the last meeting. This program will proceed on a test basis.
- b) Residents are advised to report loose dogs to Harris County Animal Control.

D. Recreation Committee and YES Subcommittee

- a) The Deerfield Campout at the Rec Center will be held on November 9<sup>th</sup>.

E. Tennis Committee

- a) The Committee will work with Landscape to trim the trees near the court gates.
- b) A quote has been requested to replace the lights on courts 1&2. LED's will be evaluated as the current bulbs are becoming difficult to find.

F. Community Services Committee

- a) After a presentation by the Committee on new curtains for the clubhouse, Eric motioned to approve up to \$1,500 for this item. Kristine seconded and the motion passed unanimously.
- b) The Committee was asked to look into getting a new vacuum cleaner for the clubhouse.

G. Landscape Committee

- a) A proposal for tree trimming will be presented in the November meeting.

H. SAYOR Special Committee

- a) The next meeting will be held on October 30<sup>th</sup>.

I. Fence Special Committee

- a) Glenn Somers presented a set of questions and comments to the Board (Attached).
- b) Review/Approve Easement Agreement Presented by Fence Committee - After extensive discussion Bruce motioned to have the Committee proceed with the updated easement agreement and letter, post the document online for review and comments, mail copies to the perimeter homeowners and hold a community town hall to address any questions or issues on November 16th with additional community meetings to follow. Eric seconded and the motion passed unanimously.
- c) Direction to Fence Committee on Fence Type and Height - After extensive discussions further cost estimates will be based on a perimeter fence being uniform 8' in height and made of the Trex material. All existing brick and/or brick & wrought iron fences will remain in place and fencing will be added per the notes captured by the Committee on a map of Deerfield.

J. Deeds Committee

- a) Deeds Update - no discussion.
- b) Joint Subcommittee Recommendation - no discussion.
- c) Resubmit Request for Direction and Guidance on AA process (from June) - no discussion.
- d) Five Recommendations on How to Move Forward with Deeds - After a brief review by Bruce the Board agreed to implement the recommendations submitted by the Committee for the Deeds Office Manager Role and Duties, Oversight of Deeds Office Manager and Deeds Support for the Deeds office Manager.

- e) There was no discussion or action on the recommendations for the Resident Complaint Process or the AA Process.
- f) Open Board Issues on Properties - no discussion.

VIII. OLD BUSINESS

- A. Deeds Policy Approval for Interior Fence (presented on 10/7/2019) - Eric motioned to approve the policy. Brent seconded and the motion passed unanimously.

IX. NEW BUSINESS

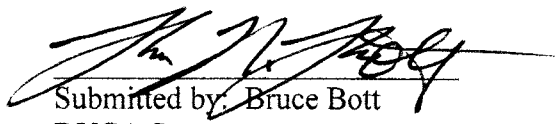
- A. None.

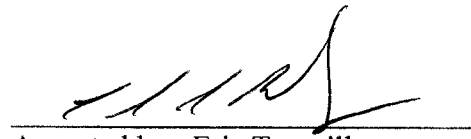
X. EXECUTIVE SESSION

- None.

XI. ADJOURNMENT

Chris motioned to adjourn the meeting. Eric seconded, and the motion passed unanimously. Eric called the meeting adjourned at 11:30 PM.

  
Submitted by: Bruce Bott  
DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President