

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

November 25, 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, Bob Shortle and Kristine Spiller. 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 October 28th Special Board Meeting minutes as submitted. The motion was seconded by Terry and passed unanimously.

After a review, Brent motioned to approve the October 28th Board Meeting minutes as submitted. The motion was seconded by Eric and passed unanimously.

III. RESIDENTIAL INQUIRIES

A. None.

IV. PRESIDENT'S REPORT

A. Eric reported the following:

- a) Thanks to all attendees at the Volunteer Appreciation dinner. Special thanks to Cat and Deborah for the event arrangements.
- b) The county is doing some road repairs and street drainage work in the neighborhood, but are not providing notice to the office of their activities.
- c) Recognition to two former DVCA residents and Troop 120 Eagle Scouts, Forest Price and Andrew Epperson. Forest is a Texas Game Warden and was recently featured on Lone Star Law. Andrew is a cross country coach at Colorado State University and represented the US running the marathon at the IAAF World Track and Field Championships in Doha, Qatar.

V. TREASURER'S REPORT

- A. None.

VI. MANAGER'S REPORT

- A. Catherine reported the following:
 - a) Office activities are going well and the learning curve is smoothing out.

VII. STANDING COMMITTEES

A. Swim Pool Committee

- a. Paver reset - AB Pools submitted a bid for this work. Others contacted failed to respond. Eric motioned to approve the Committee's proposal to award this work to AB Pools for \$2,000. Brent seconded and the motion passed unanimously.

B. SAYOR Special Committee

- a) Approve 2020 Waiver Form - the document was reviewed and minor changes made. The waiver will be valid only for the 2020 swim season and will be evaluated again next year. Dave motioned to approve the waiver form with the discussed changes. Eric seconded and the motion passed unanimously.
- b) Dissolve Committee and pass responsibility to SPC - the Swimming Pool Committee chair confirmed that the Committee is OK with accepting this responsibility with administrative duties and resident complaints still being the responsibility of the DVCA Board. Eric motioned to pass the SAYOR responsibilities to the SPC with the exceptions noted and dissolve the SAYOR Special Committee. Brent seconded and the motion passed unanimously.

C. Financial Services Committee

- a) The Committee requested that all Committees submit 2019 expenses submitted for payment by December 23rd.
- b) 2019 collections stand at 98.1%, slightly above 2018.
- c) Forecasts now show the DVCA budget to be in a \$20K - \$40K favorable position at the end of the year.
- d) The rates charged for legal work are expected to increase in 2020.
- e) Efforts continue on revising the perimeter fence cost estimates as changes are made to the project scope. All versions are drafts. No estimate is final.

D. Recreation Committee and YES Subcommittee

- a) The Halloween Trunk or Treat and Campout at the Rec Center events were well attended and very successful.
- b) The potluck event planned for December 7th has been changed to a ticketed event and will be catered.

c) The Deerfield Snow Day will be held on December 15th.

E. Tennis Committee

- a) The tree branches near the gates will be trimmed.
- b) New nets and batteries for the ball launcher have been ordered.
- c) Quotes are being requested for courts 1&2 lighting mods and resurfacing.
- d) Discussions are being held on the pros and cons of on-line court sign-up sheets.

F. Community Services Committee

- a) The new drapes are up in the Clubhouse and look great.

G. Landscape Committee

- a) 2020 Tree Trimming Proposal - Eric made a motion to pre-approve expenditure of up to \$19,000 for tree trimming in 2020. The expenses to be managed by the Committee throughout the year. John seconded and the motion passed unanimously.
- b) The Committee was requested to look into costs for adding additional outlets and LED lighting in the trees along Deerfield Village Drive at the entrance from Clay road.

H. Security Committee

- a) Security Committee Recommendation about the Perimeter Fence - The Committee submitted the following for the Board Meeting notes:

The Security Committee recommends to the Fence Committee and the Board the following security requirements be implemented for any perimeter fence built by DVCA:

- It be at least 8 foot in height
- It be difficult to climb from either side
- It cover the full perimeter of DVCA that parallels the main streets surrounding DVCA (Clay, Barker-Cypress, Keith Harrow and Windsong Trail) including the Patio Homes and Randall's (hopefully with help from Randall's).
 - Mud area behind Barker-Cypress is MUD's responsibility, not DVCA's
 - No recommendation on the perimeter around Peggy Wilson as there are pro's and con's to this and require more thorough analysis be made.

I. Deeds Committee

- a. Deeds Committee Recommendation about the Perimeter Fence - The Committee submitted the following for the Board Meeting notes:

Elaine moved and Fran seconded that if the Board decides to move forward on the perimeter fence, the Deeds committee recommends a high quality 8 foot uniform fence which encompasses the entire perimeter of the subdivision. Motion passed unanimously.

J. Fence Special Committee

- a) Update from initial meeting with perimeter owners on Nov. 16th - 20+ perimeter home owners attended. 18 easement agreements have been signed. Cat is coordinating notary activities for the agreements. Numerous questions were asked on how landscaping and utility buildings in the easement will be handled. The Committee is attempting to schedule a meeting with the county to press for the Windsong road improvements project and schedule. Thanks to Marie Nugent for her notary services. The next town hall is scheduled for December 7th at 7:00 PM in the Annex.

VIII. OLD BUSINESS

- A. None.

IX. NEW BUSINESS

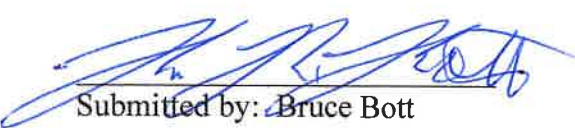
- A. The Election Committee has held its first meeting. Due to a schedule conflict Bob has resigned from the Committee. Bruce will replace Bob as the "Member". The next Committee meeting will be held in January.
- B. The Deeds Guidelines Sub-committee will continue as a Board-only effort. Kristine and Dave will join the Sub-committee.


X. EXECUTIVE SESSION

None.

XI. ADJOURNMENT

Bob motioned to adjourn the meeting. Eric seconded, and the motion passed unanimously. Eric called the meeting adjourned at 8:24 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President