

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY, September 27, 2021
7:00 PM

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at the community center. President Eric Toureilles called the meeting to order at 7:04 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Gerry Hilliard (Secretary), Terry Gray (Treasurer), Jason Nace, Jim Hunt, Hak Dickenson, John Devine and John Murphy.

1. DETERMINATION OF QUORUM (6 required)

Eric determined that a quorum was present with all members attending.

2. APPROVAL OF MINUTES

After review of the August 23rd regular board meeting minutes, John Murphy made the motion and Jason Nace seconded the motion to approve the minutes as submitted by Gerry Hilliard. The motioned was passed unanimously.

3. RESIDENTIAL INQUIRIES

Colleen Vera stated that she went the 9/9/21 meeting of the MUD 136 board. She submitted a memorandum to the DVCA board questioning the presentation that Eric Toureilles made to the MUD board for funding of different projects for the DVCA community. Eric responded to those questions. She also asked about when construction would begin on the new perimeter fence. Ms. Vera asked that her letter be included in the minutes. Glenn Sommers asked as to what done about individual residents falling fences? Notices will be sent to those individual residents to have temporary repairs completed.

4. PRESIDENT'S REPORT

Eric attended the MUD 136 board meeting and presented our request for \$85K in funding. The MUD board said that they would consider our request at a later date but didn't have the interest at this time. However, the MUD has agreed to repair the sinkhole at 3922 Heathersage. The resident has begun repairs to the driveway and as previously approved we shall send a check to the contractor for placing a root barrier.

5. **TREASURER'S REPORT**

Terry Gray stated that we are still in a good financial position. Bill Lessels has diligently been working on the 2022 budget. A preliminary draft of such was presented for discussion.

6. **MANAGER'S REPORT**

Catherine reported that (8) new welcome packages were sent out. There were (3) SAYOR issued as well as (6) pool cards. There were (4) rental requests and (9) architectural applications. The monthly newsletter is almost completed and the office will be closed on Columbus Day. There have been (4) new light fixtures installed. The water heater in the annex has a leak problem and a new water heater will be installed

7. **STANDING COMMITTEE REPORTS** (Including Funding Requests and Board Authorizations)

A. Landscape Committee:

The bid for the Fall planting is \$5,000 this includes mulch around the recreation center. A motion was made to approve the bid by John Murphy and seconded by Terry Gray. The motion was approved unanimously. Tree removal has been very costly due to the February freeze. It was asked if funds could be pulled from the emergency fund to cover additional costs. There are additional trees that need to be removed and the cost to do so is \$7,500. A motion was made to approve the tree removal expense by John Murphy and seconded by Jason Nace. The motion was approved unanimously. The final bid for the sidewalk replacement was \$14,500. A motion to approve the sidewalk replacement was made by John Murphy and seconded by Terry Gray. The motion was passed unanimously. The playground equipment for Vanbury Park will be shipped on November 5th.

B. Deeds Committee

Nine architectural applications were reviewed. Review of the proposed Guidelines is ongoing as they are 58 pages in length. Guidelines are expected to be submitted to the board at its November meeting. Additional discussion concerning the downed fences was held and letter will be sent to those residents that have such condition.

C. Recreation Committee

The 2022 budget was submitted with relatively no addition expenses than was budgeted last year. The event calendar for 2022 has been completed and a copy of such is attached. The new residence survey is on hold

temporarily as well as compiling a new directory. There are hundreds of no parking signs that are no longer used for the semiannual garage sales. Looking to be able to sell them as they are taking up storage space. A Whiskey Club would like to use the clubhouse for a tasting site. Discussion was held as to liability and restrictions of who could attend And was deferred as to what was the right way to proceed and that the promoter of the event would be contacted as to how we wanted to proceed.

D. Tennis

2022 budget was submitted and is slightly less than what was in the 2021 budget. Repair of the benches at the tennis courts is under investigation as to if there should be repair or replacement. It was asked of the board as to when the new rules will be sent to be recorded with the Harris County Clerk's office?

E. Security Committee

No report.

F. Community Services Committee

No report. Quarterly pest control contract is out for bid.

G. Financial Services Committee

Through August we are running \$25,000 under budget. We are at a 97.9% collection rate for 2020 assessments. There have been 38 residents on pay plans and 33 have paid in full. The last (5), (4) are current and (1) delinquent. There are (6) legal actions that are to be heard in court session between October and November. There are no property referrals to our attorney at this time. The 2022 budget has been drafted and it is \$14K over anticipated revenue.

Under the new budget there would be a \$30.00 increase over the 2021 annual assessment, in addition to the \$85 for the fence. A time needs to be set for a board meeting to review the final budget. A motion was made that the board budget meeting be held on Wednesday October 13th at 6:00pm by Eric Toureilles and seconded by Terry Gray. The motion was passed unanimously.

H. Swimming Pool

A request has been made to the committee that the SAYOR time be changed from 6am to 5am. Brent Burris objected to this time change. The

matter was tabled until there is a formal request is made. There are pending expenses over the diving board replacement and repairing cement joints. Discussion was held concerning the driving board versus a slide and also, the use of Deerfield resident as lifeguards.

I. Fence Committee

Anticipated start and end date along with project cost will be published in the newsletter. Anticipated start date will be October 5th. The fence project will begin on Clay Road and then on to Barker Cypress. A meeting with the patio home residents need to be held in January to determine the definition of phase 2 and costs.

8. OLD BUSINESS

None.

9. NEW BUSINESS

Eric Toureilles said that the Guideline portion he is working on have not been completed yet but should be by next meeting.

The monthly general meeting was motioned to be adjourned at 9:15pm by Eric Toureilles and seconded by Jason Nace and passed unanimously. The Board then went into Executive Session.

10. EXECUTIVE SESSION

No Executive Session needed.

11. ADJOURNMENT

A Motion to adjourn was made at 10:03PM by Terry Gray and seconded by Brent Burris. Motion was unanimously approved.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President

PLEASE PLACE THIS IN THE MEETING MINUTES.

On Sept. 9, 2021 I attended the MUD 136 board meeting. During public comments Eric Toureilles presented MUD136 with the attached letter asking MUD 136 to use government funds to:

1. Update the Vanbury park for DVCA (\$50,000)
2. Update the DVCA diving board at the DVCA pool (\$15,000)
3. Update security camera and signage for DVCA and (\$10,000)
4. Pay for improvements for the DVCA recreation center. (\$10,000)

For a total of \$85,000.

During the discussion, Eric used the words, "**We can't afford it.**" Because he was there representing DVCA, I took the "we" he spoke of to mean "DVCA."

As a member of DVCA, Eric's presentation was very concerning to me.

The financial statement in our newsletter says that DFCA is operating \$35,786 UNDER budget.

The Landscape Committee report in the newsletter says the Vanbury playground will most likely be installed in October because of a delay in the manufacturing of the playground equipment. It says nothing about being dependent upon government funds from MUD 136.

The Pool Committee report in the newsletter says they are hoping to improve the diving board in the "off season." There is no mention that it is dependent upon government funds from MUD 136.

The Community Services Committee report in the newsletter mentions planned updates to the exterior of the Recreation Center building. It asked for volunteers but does not mention the improvements being dependent upon government funds from MUD 136.

In the newsletter, the Security Committee is the only one which mentions working with MUD 136 to get extra government funds for cameras and signage.

Please explain WHY this conflict in information is going out to the residents. If DVCA is truly UNDER budget, why is DVCA telling MUD 136 these basics cannot be provided without financial assistance from the government?

Regards,



Colleen Vera

Deerfield Resident

Deerfield Village Community Association
4041 Deerfield Village Drive Houston, Texas 77084
Phone 281-463-2624
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Thursday, September 9, 2021

Dear Mr. Polansky and MUD # 136 Trustees,

On August 23rd, the DVCA Board met to discuss and approved that I make a formal request to MUD 136 to help us with projects that beautify and/or enhance a community for \$85K. The ask would go to the following improvement for the community:

- Update the Vanbury park with outdated equipment, for a projected cost of \$50K. *See picture attached of proposed improvement.*
- Update the diving board at the pool, as this has become a safety issue, projected cost \$15K. *See picture of asset to be replaced.*
- Update Security camera system at the Clubhouse area and signage in the community, equipment has reached end of life, projected cost \$10K.
- Recreation Center improvements (Clubhouse and Annex) used by residents, social groups, Scouts and MUD. Projected cost of \$10K

I am not expecting a decision at the September 9th meeting, only to officially make the request and ask that it be considered at the next scheduled or special meeting. Any feedback from the MUD directors in advance is appreciated. **Thank you for your consideration.**

Sincerely,

Eric Toureilles
President
Deerfield Village Community Association