

Deerfield Village Community Association

COMMUNITY FENCE COMMITTEE MEETING MINUTES

January 22, 2020, 7pm
Deerfield Village Clubhouse

Members: Larry Vickers - Chairman
Merle Garrelts – Secretary
Eric Toureilles

Guest: Michael Gainer and paralegal

Steve Gunzelman – Vice-Chairman (absent)

7:07 pm: This meeting for all community residents was convened. Approximately 80 people were in attendance although about 50 chose to sign in. Eric T. began with introductions and a statement of the intent of the meeting. He relayed that a new perimeter fence has not yet been fully approved and the Board of Directors (BoD) is seeking community consensus on the project. The consensus vote is for feedback, and the BoD is empowered to make the final decision on if and how to proceed. Approximately 42% of the Easement Agreements (EAs) have been returned thus far but more are expected tonight. The anticipated yearly increase for HOA assessment fees is \$80-\$90 per residence for a Trex perimeter fence. The following questions came forth:

Q: How long will be given for all PHOs to return their EAs?

A: There is no firm cutoff date currently. Given some homeowners may be difficult to reach, e.g. renters, if we have a high percentage of executed EAs returned by the end of February, the BoD will then decide how to proceed.

Q: I am an interior homeowner who also wants my fence replaced at no cost to me.

A: Replacing the perimeter fence will be based on community consensus given the added appeal and enhance property values that may be realized. A show of hands by those in attendance indicated about half were PHOs and the other half interior homeowners. When asked who was in favor of the project, the overwhelming response by all was positive.

Q: Why has the Deeds Committee failed to enforce perimeter fence repairs?

A: Even if they could do so, the fence cannot achieve uniformity since each PHO's share of the fence needs replacement at staggered times depending on its particular condition.

Q: Is the proposed Trex fence stronger than wood?

A: The composite nature of Trex provides a lasting uniform look with little fading, and a 25 year warranty designed to withstand 140 mph winds.

[Post-meeting correction: Trex fencing is rated to withstand 110 mph sustained winds, and 130 mph gusts.]

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Q: What is the width of the easement and what happens to executed agreements if the project does not go through?

A: The easement is 3' wide. We don't know the precise time when the project will be funded, but it is envisioned any executed easements can be retracted before they are recorded if the project dies.

Q: Can arrangements be made for sidewalk access to Randall's?

A: This is an issue that will have to involve the county and is outside the scope of this project.

Q: How will the new fence be connected to existing side fences? What about sprinkler systems?

A: The fences will butt up against each other. Sprinkler systems and such will need to be flagged in advance of construction. We will discuss with the winning contractor the possibility of providing discounts to all homeowners for replacement of interior fences as they may desire.

Q: How will the erosion along Windsong Trail be addressed?

A: The fence will be installed with piers at the appropriate depth to prevent leaning.

It was mentioned that new fencing along the patio homes and other special areas, such as that at the MUD facilities and Randall's, should be considered as a second phase outside the scope of this project. Also, the Deeds Committee is expected to introduce the topic of approving Trex fences for interior use at the BoD's upcoming monthly meeting January 27, (assuming the Trex perimeter fence project is approved).

8:26 pm. Meeting Adjourned.

Signed: 
Merle Garrelts, Secretary

Date: 1/24/2020