

Deerfield Village Community Association

Brun

MINUTES OF REGULAR BOARD MEETING

April 27, 2020

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held via conference call in order to minimize risks from the on-going Covid-19 pandemic. President Eric Toureilles called the meeting to order at 7:03 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. All Trustees and participants attended via conference call. The Trustee position of Treasurer is currently vacant due to the resignation of Chris Saldana.

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 March 23rd Board Meeting minutes as submitted. The motion was seconded by Terry and passed unanimously.

III. RESIDENTIAL INQUIRIES

- A. Closure of tennis courts - Mr. Reyes addressed the Board and complained vigorously about the Board decision to close the tennis courts and demanded an explanation for the Board's actions. Eric and other Board trustees explained multiple times that we sought clarification on the use of tennis courts from Harris County Judge Lina Hidalgo and were advised in writing by her legal counsel that the tennis courts were to be closed. Mr. Reyes pointed out that other county parks and at least one school district had their tennis courts open. Eric stated that the actions of others did not determine ours, and that they were confirmed to be in violation of the Judge's orders. After much discussion Mr. Reyes remained unsatisfied. Eric stated that the Board would follow the same protocol if the need to close DVCA amenities arises in the future.
- B. Closure of amenities and refund for April - Mr. Anderson reported this was no longer an issue. No further discussion. Eric and Terry had a discussion prior to the meeting.

IV. PRESIDENT'S REPORT

- A. Eric reported the following:
 - a) The Board is looking at all options on how to reopen DVCA facilities and amenities safely and quickly, while working with the HOA lawyer and insurance

V. PRESENTATION OF CANDIDATES

- A. Three residents who have volunteered to fill the current Board vacancy attended the meeting and each gave a brief outline of their experience and support for the community. The Board will vote to fill the vacancy at the May Board Meeting.

Eric Anderson Resident since 2013. Member of the Security Committee. Worked in several different businesses. Wants to drive clarity in the actions and responses by the Board. Is in favor of the DVCA website being the only official form of communication. Sees a need for a social media strategy. Supports the perimeter fence project based on the results of the recent community vote.

Bill Potscavage Resident for 27 years. Has served on Security Committee, Deeds Committee twice and is now on the special Deeds Guidelines Committee. Has lived in 5 other cities and experienced 5 other HOA's. Extensive experience in business. Enjoys frequent walks through other local neighborhoods. Wants what's best for Deerfield. Supports the perimeter fence project 100% and believes the Fence Committee's work has been fantastic.

John Devine Resident since 1976. Has served on a MUD Board. Concerned about landscape and community security. Supports both SEAL and the perimeter fence project.

VI. MANAGER'S REPORT

- A. Catherine reported the following:
- a) The Deerfield Office is open, but running in virtual mode.

VII. STANDING COMMITTEES

A. Financial Services Committee

- a. The DVCA is estimated to be in good financial shape and on budget for both the month and the year. 2020 assessment collections are approximately 1.7% below the collection level at the same time last year. There are concerns about the number of late assessment payments and the increase in payment plans. The Committee asked the Board to be prudent about any large or non-essential expenditures until there is better information on the assessment collection rate.
- b. CMS change - A very constructive call was held with the company president. Both sides agreed to work on preserving the relationship and will work on defining each sides expectations and procedures.

B. Tennis Committee

- a) Resurfacing proposal - After review and discussion Terry motioned to approve the \$8,000 expenditure to resurface and repaint courts 1&2 as approved and submitted by the Committee. Dave seconded and the motion passed 7 to 1.

C. Deeds Committee

- a) Political Flags Issue - A banner hanging from a resident's mailbox was discussed and deemed to be a political sign. This is a violation of both DVCA policy and the Texas Property Code 202.009 on advertising for a political candidate 90 days prior to an election. Terry motioned to have the office send a letter to the resident advising them to remove the banner. Kristine seconded and the motion passed unanimously.
- b) Request for Approval of Installation of Little Free Library - The Little Free Library was "temporarily" installed in front of Bob's house in spite of the AA request to do so being denied twice by the Committee and once by the Board. Bob presented a petition signed by approximately 20 residents in favor of the installation of the structure in front of his house. Much discussion was held on the pros and cons of the matter including those associated with locating the library on DVCA property. It was stated that several members of the Deeds Committee are very upset that he defied both the Committee and the Board's decision on the matter. Eric motioned that Bob should remove the Little Free Library from his property and resubmit the AA to the Deeds Committee with additional information if he wanted further consideration on this matter. Bruce seconded and the motion passed 7-0 with Bob abstaining.

Eric Motioned to break from the agenda so that John Devine could present himself to the Board and the meeting (see Section V – Presentation of Candidates). Kristine seconded and the motion passed unanimously.

Eric motioned to return to the agenda. Terry seconded and the motion passed unanimously.

D. Landscape Committee

- a) Grass installation proposal - After review and discussion John motioned to approve the \$1,300 expenditure to install grass near the Rec Center along Deerfield Village Drive as approved and submitted by the Committee. Dave seconded and the motion passed unanimously.

E. Security Committee

- a) The Committee reported another quiet month with the most serious issue being a small number of car burglaries. It was noted that the majority of these occurred to vehicles that were unlocked.

F. Swim Pool Committee

- a) NWAL has cancelled the 2020 Swim Team season. The Committee is looking into holding “mini-meets” with local clubs but must address issues including stay-at-home guidelines, social distancing, insurance, officials, etc.
- b) AB Pools is in the process of hiring and training lifeguards. They have advised that they will need three weeks’ notice to staff and open pools once doing so is approved by government entities.
- c) The Committee is working on how to open the SAYOR program.

G. Recreation Committee and YES Subcommittee

- a) There will be no DVCA Garage Sale this Spring. Holding it in the Fall will be evaluated over the next several months.
- b) No social activities will be held in May. The Memorial Day Party is being discussed but will likely be cancelled due to the difficulties in complying with social distancing guidelines.
- c) The Committee will review how Music on the Green could be held when there are further changes and clarification on government guidelines related to the pandemic.

H. Community Services Committee

- a) No meeting or report.

I. Election Committee

- a) Due to the Covid-19 pandemic and the need for social distancing, The Committee recommends a further postponement of the DVCA election. Terry motioned to postpone the DVCA election to June 23rd – June 27th. Eric seconded and the motion passed unanimously.
- b) Terry expressed his thanks to Alan Vera for his extensive knowledge of Texas election procedures and invaluable input to the Committee.
- c) The Committee will continue to work on procedures to enhance the safety of both the office staff and all residents who participate in the election and the Committee procedures to count the votes.
- d) With the postponement of the DVCA election, Eric motioned to postpone the Annual Meeting of the Members and the Annual Board Meeting to July 14th. Terry seconded and the motion passed unanimously.

J. Fence Special Committee

- a) The Committee continues work on refining the scope and details of this project.

K. Deeds Guidelines Committee

- a) Work continues on proposed changes to the protective covenants.

VIII. OLD BUSINESS

- A. Covid-19 Pandemic response evaluation, next steps - The Board trustees reviewed and discussed a draft of Eric's communication to residents about opening DVCA facilities. This communication will be issued during the week of April 27th. He will continue to ask for guidance and/or clarification from government entities when their directives or guidelines are unclear or incomplete.

IX. NEW BUSINESS

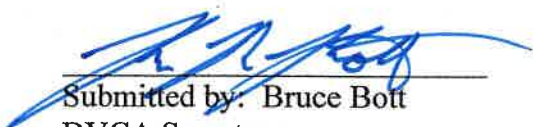
- A. During April 1st - April 2nd Board trustees held a discussion via email on closing all DVCA amenities in response to the government directives and guidelines on the Covid-19 Pandemic. All trustees waived their right to notice. Dave motioned to close all DVCA amenities immediately per the information we had received from Harris County. Kristine seconded and the motion passed 7-0 with one abstention.
- B. Change to May meeting date - Discussion was held on moving the May Board meeting date due to a conflict with Memorial Day. Bob motioned to move the May Board meeting to Tuesday, May 26th. Bruce seconded and the motion passed unanimously.

X. EXECUTIVE SESSION


At 10:38 PM Eric made a motion to go into Executive Session to discuss property issues and a legal matter. Terry seconded, and the motion passed unanimously. The session ended at 11:31 PM.

XI. ADJOURNMENT

Eric motioned to adjourn the meeting. Brent seconded, and the motion passed unanimously. Eric called the meeting adjourned at 11:33 PM.



Submitted by: Bruce Bott
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President