

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

June 22, 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. The dial-in number and access code were provided for all Board Trustees, Committee Members and Residents in the published meeting agenda. 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.

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 May 26th 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) The construction at Wilson Elementary has a planned ornamental wrought iron fence along Keith Harrow and a chain link fence on the remainder of the Wilson perimeter. The Project Manager has been contacted about upgrading the perimeter fence to something other than chain link. Eric is working to get a meeting with the person in charge of CFISD construction to discuss this matter.
- b) A resident advised that the election conducted during the May 26th Board Meeting to fill the vacant Trustee position did not follow the DVCA By-Laws which call for a secret ballot. The Board had a teleconference due to COVID-19, which is why it was not done the typical way. The Trustees agreed to hold a Special Board Meeting on July 6th to conduct the election again, and in person. Eric will post an agenda.
- c) Bruce may have a conflict with the Annual Meeting of the Members and DVCA Annual Board Meeting scheduled for July 14th. Someone may have to fill the role of Secretary.

- d) Peter Howell has stepped down as chair of the Recreation Committee and will be replaced by Roger Wilson. Several Trustees expressed their thanks to Peter for his many years of service to the community on many committees.

V. MANAGER'S REPORT

A. Catherine reported the following:

- a) The DVCA annual election will start on Tuesday the 23rd. Votes will be cast in the Small Meeting Room across from the office. One person will be allowed in at a time, hand sanitizer will be available and masks are required to be worn.
- b) Office operations are going smoothly with the rules and procedures in place to help stop the spread of Covid-19.
- c) A record 56 Architectural Approval requests were handled in May.

VI. STANDING COMMITTEES

A. Tennis Committee

- a. Proposal for windscreens - After a brief discussion, Terry motioned to approve the proposal for \$1,152 to Classic Sports for new windscreens. Kristine seconded and the motion passed unanimously.
- b. The resurfacing project on courts 1&2 was completed on June 2nd. No further work is planned on the tennis courts for the remainder of the year.

B. Swim Pool Committee

- a) Pool capacity concerns - AB Pools has issued three options for additional lifeguard coverage at the pool. The Committee is in favor of option #2 with increased guard coverage from 3:00 PM to 9:00 PM on weekdays. The Finance Committee rep noted that with other lower pool costs considered, the additional cost for this coverage is only slightly over budget but not impactful. Brent motioned to accept Option #2 for additional lifeguard coverage. John seconded and the motion passed unanimously. The additional coverage should begin in the first week of July.
- b) The Committee rep reported that the process for checking waivers by residents using the pool is going well.

C. Recreation Committee and YES Subcommittee

- a) Change in Chair - Bob motioned to formally recognize Roger Wilson as the new chairperson of the Recreation Committee. Eric seconded and the motion passed unanimously.
- b) The Committee confirmed that there are no DVCA-planned activities for July 4th at the pool or Rec Center.

D. Financial Services Committee

- a) The DVCA is in good financial shape and continues to be under budget for both the month and the year. 2020 assessment collections stand at 95.7%.

- b) 15 payment plans have been paid off. 15 remain on their payment schedule and 3 are now late and are being pursued by the Committee

E. Deeds Committee

- a) No items to refer to the Board.

F. Landscape Committee

- a) No items to report.

G. Security Committee

- a) There has been an increase in the number of incidents reported in the last month. Most have been crimes of opportunity involving unlocked cars, open garages, or items left outside. There have been some mailbox break-ins that are believed to be persons looking for stimulus cards or checks.

H. Deeds Guidelines Committee

- a) The Committee is reviewing and incorporating Trustee comments to the guidelines draft. Once complete the document will be provided to our attorney and then to our Deeds Committee for their review and comment.

I. Community Services Committee

- a) No report.

J. Election Committee

- a) The annual election will be held June 23rd – June 27th.
- b) Two of the four candidates produced videos that were posted on the Deerfield website. The Meet the Candidates form was held on June 18th.

K. Fence Special Committee

- a) Proposal for funding for next phase - Eric explained that the fence project has reached a point where there is a need to involve professional services to further develop the project scope and plan. Proposals have been received for a Project Manager, Surveyor, Geotechnical Engineer, Architect and Structural Engineer. The total cost is estimated to be \$45,500 for these professional services. The Finance Committee rep stated that although he supports the fence initiative, he and the Committee need more time to review the materials and determine where this funding would come from. It was agreed to add this item to the agenda for the July 6th Special Board Meeting.
- b) Several Trustees expressed their thanks to the Committee for their work on the perimeter fence initiative.

VII. OLD BUSINESS

- A. Covid-19 Pandemic response - Update #9 was issued on June 9th. All Deerfield amenities are now open with restrictions. DVCA will continue to monitor government policies and regulations. Office staff and all visitors are required to wear masks.

VIII. NEW BUSINESS

- A. Appeal for the Little Lending Library - A resident requested the Board approve the installation of a Little Lending Library in the front yard of his property as an exception. The Deeds Committee rep stated that although they support the concept of the lending library, it was denied by the Deeds Committee due to its location on private property and the proposed location being against the protective covenants which prohibit the installation of a structure in front of the property building line. The offer was made to allow the installation of the library on DVCA common property near the Rec Center. The resident declined this offer. After additional discussion, Dave made a motion to support the Deeds Committee decision and deny the residents request. Kristine seconded and the motion passed 6-2.
- B. Eagle Scout Project approval - An Eagle Scout candidate is proposing to construct a bocce ball court near the Rec Center. Some DVCA funding is requested. Location to be determined. Eric proposed to review this proposal with the Landscape Committee and the Men's Group and add this item to the agenda for the July 6th Special Board Meeting for further discussion.

IX. EXECUTIVE SESSION


At 8:58 PM Eric made a motion to go into Executive Session to discuss Deeds issues with a property. Bruce seconded, and the motion passed unanimously. The session ended at 9:40 PM.

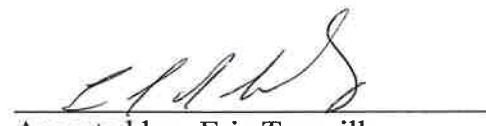
While in Executive Session, Bob Shortle tendered his resignation from the Board effective immediately. Eric accepted his resignation and thanked him for his service.

Post Executive Session - Eric motioned to approve the issue of a pre-attorney letter to the resident discussed for numerous deeds violations. Dave seconded and the motion passed unanimously.

X. ADJOURNMENT

Brent motioned to adjourn the meeting. Eric seconded, and the motion passed unanimously. Eric called the meeting adjourned at 9:43 PM.


Submitted by: Bruce Bott
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President