

Deerfield Village Community Association

MINUTES OF REGULAR BOARD MEETING

July 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. 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 7:04 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Kristine Spiller (Secretary), Terry Gray (Treasurer), Dave Flick, Bill Potscavage, and John DeVine. John Murphy joined late at 7:18. 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 attendees listening.

II. APPROVAL OF MINUTES

After a review, Eric motioned to approve the June 22nd Board Meeting minutes as submitted. Terry mentioned that only two candidates from the election committee posted videos, not three. The motion was seconded by Terry and passed unanimously.

After a review, Eric motioned to approve the minutes of the Special Meeting on July 5th. Kristine seconded and were approved unanimously.

After a review, Terry motioned to approve the minutes of the Annual Board meeting. Eric seconded the motion and approved unanimously.

After a review, Terry motioned to approve the minutes of the Annual Meeting of the Members. The motion was seconded by Kristine and passed unanimously.

III. RESIDENTIAL INQUIRIES

A. None.

IV. PRESIDENT'S REPORT

A. Eric had no items to report.

V. MANAGER'S REPORT

A. Catherine reported the following:

- a) Masks are continually being worn in the office.
- b) August newsletter is finished and ready for distribution.

VI. STANDING COMMITTEES

A. Landscape Committee

- a) Proposal: Wi-Fi controller (Rachio) at Clay entrance to control irrigation water at reduce water usage. Estimate for approx. \$950.00 - \$1,400.00. Would make access more convenient, and save money on water usage, etc. Terry motioned to approve expenditure. Kristine seconded. Motion passes unanimously.

B. Community Services Committee

- a) Street repair proposed in patio home area for \$1,000.00. Brent motioned to approve the street repair. Eric seconded. Motion passes unanimously.

C. Swim Pool Committee

- a) Residents feedback is positive regarding additional guards in the afternoon. Residents have asked for allowance for guests to include grandchildren. Working with AB Pool in regard to adjusting the rule but waiting for response. Currently, only residents (no guests outside of residence) can come into the pool area due to Covid-19.
- b) After inspection by Harris County Public Health, we passed with a score of 99%, but had an infraction for the main pool that the notice of "No Diving" needs to be 4" tall, but no other safety issues. All items will be addressed.

D. Financial Services Committee

- a) Normal meeting on Aug. 18th is being moved to the 14th.
- b) Expenses look good and under budget.
- c) Collections are at 96.4%.
- d) Payment plans are going well.
- e) Request for authorization for attorney to pursue further actions to be discussed in executive session due to delinquent accounts (3 properties).
- f) Unencumbered cash: positive number for end of year.
- g) Advise board to postpone approval of non-essential expenditures until Feb. 2021 due to current financial environment.
- h) Budget preparation: budget schedule to be sent to committee chairs by Aug. 1st. Completed drafts due back by Sep 1st.

E. Recreation Committee and YES Subcommittee

- a) The Committee confirmed that ice cream social is cancelled. Labor Day is also cancelled. All events are affected by current pandemic.

F. Deeds Committee

- a) No items to refer to the Board.

G. Security Committee

- a) No major items to refer to the Board. Most have been crimes of opportunity involving unlocked cars, open garages, or items left outside. Have asked for bike riders to be more courteous to walkers on the greenbelt. Kristine suggested posting bike etiquette guidelines in the newsletter.

H. Tennis Committee

- a) Advises the committee usually orders a few extra nets and parts for spares at the end of the year.
- b) There is an available electronic lock available for use. This is to be discussed at next Tennis Committee meeting.

I. Fence Special Committee

- a) Nothing major changes/items to report to the board. Contracts for the architect, structural engineer, geo services and survey are being executed, per the previous approval from the July 6th Special meeting. Expecting that work to be completed by September 1st. RFP should be complete before the end of August.

VII. OLD BUSINESS

- A. Covid-19 Pandemic response - Office staff and all visitors are still required to wear masks. Tennis courts: currently more than 4 people per court (no more than 3 guests) have been reported. Additional signage would be recommended to remind residents of current rules.
- B. Eagle Scout Project update - Project to be installed Aug. 8-10.

VIII. NEW BUSINESS

- A. None

IX. EXECUTIVE SESSION

At 7:54 PM Eric made a motion to go into Executive Session to discuss Deeds issues with a property. Terry seconded, and the motion passed unanimously. The session ended at 8:19 PM.

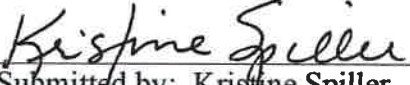
Post Executive Session - Terry motioned to approve the issue of a constable sale of House #1, owing \$ 8,630.68. Eric seconded the motion. The motion was approved unanimously.

Brent motioned to approve the issue of a constable sale of House #2, owing \$7,627.60. Dave seconded the motion. The motion was approved unanimously.

John motioned for approval to file the lawsuit for non-payments of assessments. For house #3, owing \$1,719.63 Brent seconded. Motion passes unanimously.

X. ADJOURNMENT

Eric motioned to adjourn the meeting. Brent seconded, and the motion passed unanimously. Eric called the meeting adjourned at 8:22 PM.


Submitted by: Kristine Spiller
DVCA Secretary


Accepted by: Eric Toureilles
DVCA President