

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

August 24, 2020

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at the community center; however, all committee members attended via conference call in order to maintain social distancing guidelines. 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 7:01 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Kristine Spiller (Secretary), Terry Gray (Treasurer), Bill Potscavage, John DeVine, and John Murphy. Dave Flick was not in attendance; however, Brent acted as his proxy.

### 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, Brent motioned to approve the June 27th Board Meeting minutes as submitted. The motion was seconded by Bill and passed unanimously.

### III. RESIDENTIAL INQUIRIES

A. None.

### IV. PRESIDENT'S REPORT

A. Storm Planning for Laura:

- a. Drainage clearing complete.
- b. Trash pick-up: not affected
- c. Office plans to stay open

B. Street repairs in Patio Homes complete

C. Local schools will start soon, and we are monitoring any COVID increase

D. Received thank you notes from Eagle Scout Bocce Ball project, which is now complete. Some damage to grass area, but will be planting sod/repairs.

E. Remind residents that budgets are being prepared, but to keep future expenses in consideration due to potential economy issues.

V. MANAGER'S REPORT

A. Catherine reported the following:

- a) 29 architectural applications received
- b) 30 Pool cards
- c) Ice Machine was repaired

VI. STANDING COMMITTEES

A. Community Services Committee

- a) Annex repairs: 3 quotes given regarding painting, inside doors, etc.
  - a. Billy's Painting
  - b. Certa-pro
  - c. Custom Painting\* - recommended due to price and references
- b) Bill motioned to approve, Brent seconded, motion passes to approve funding for Annex repairs
- c) Flooring repair for annex will be coming for approval in the future.

B. Swim Pool Committee

- a) No proposals
- b) Advised AB Pools on future hours due to school returning: Starting Aug. 17<sup>th</sup>: cut down to 2 guards during the week, weekends as normal.
- c) Health inspections: all repairs completed with no additional expense

C. Financial Services Committee

- a) Terry reported on behalf of Bill, who is in Colorado.
- b) Income statement through July: we are \$9k ahead in terms of income; \$35,000 below in expense (44k ahead in budget financially)
- c) Not ahead of 2019 (96+%), 1.2% behind last year (5k diff.) in collections, which represents about 5K difference. We are 44K ahead of budget.
- d) Encourages committees to submit budget proposals in advance of financial committee meeting
- e) Looking at sending letters for remaining outstanding balances of assessments.
- f) Reminding to be cautious regarding next year's expenditures.

D. Recreation Committee and YES Subcommittee

- a) All September activities cancelled
  - a. Future activities:
    - i. Oct. 10 MOG

- ii. Oct. 17<sup>th</sup> Garage Sale
  - 1. Sign up could be virtual
  - 2. No reason to have constables this time
  - 3. Could be done for minimal/no cost
  - 4. Currently, the board approves of having this event.

- iii. Oct. 24<sup>th</sup> recycling
- iv. Halloween: drive-thru handout/zoom
- v. Nov. 7<sup>th</sup> camp-out

E. Deeds Committee

- a) Nothing to report

F. Landscaping Committee

- a) Advised that they are looking at sidewalk repair and fall planting. Proposals will be submitted for September Board meeting.

G. Security Committee

- a) No major items to refer to the Board.
- b) Some residents thought it was implied that break-ins were their fault

H. Tennis Committee

- a) No proposals.
- b) Budget being reviewed the following week.

I. Fence Special Committee

- a) Utility marking is taking 2 weeks to complete
- b) Trex manufacturers are running at half capacity due to COVID so there will be production delays
- c) RFP has been sent to all 4 fence vendors that have

VII. OLD BUSINESS

- A. COVID-19 Pandemic response - continue with current precautions and guidelines

VIII. NEW BUSINESS

- A. Resident asked to be on agenda for fence project. Agreed to meet Wed. in a separate meeting, at the Clubhouse.
- B. Update on lawsuits: One house will be discussed in Exec. Session

IX. EXECUTIVE SESSION

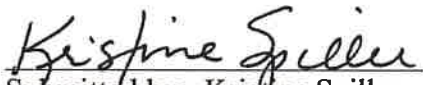
At 7:41 PM Eric made a motion to go into Executive Session to discuss issues with a property. Brent seconded, and the motion passed unanimously. The session ended at 8:04 PM.


1. File lawsuit on additional house (House 1A). Has history of 2 years of non-payment. Final demand given July 31. Attorney advises to authorize law suit.

Post Executive Session - Terry motioned for approval for filing the law suit for assessment payments on House 1A. Bill 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 8:05 PM.

  
Submitted by: Kristine Spiller  
DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President