

# Deerfield Village Community Association

## MINUTES OF SPECIAL BOARD MEETING - BUDGET

October 13, 2020 – 7PM

The special meeting of the Board of Trustees of the Deerfield Village Community Association was held at the community center; however, all committee members and residents attended via conference call in order to maintain social distancing guidelines. The dial-in number and access code were provided for Board Trustees, Committee Members and Residents in the published meeting agenda. President Eric Toureilles called the meeting to order at 7:08 PM.

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

### I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum. Trustees introduced themselves to the attendees listening. In person representing the Finance Committee was Bill Lessels. On the phone we had Martha Gonzales, Glenn Sommers, Mike Feeney and Jonathan Hopko. Due to our Secretary Kristine Spiller being absent, Eric was nominated as acting secretary for this meeting.

### II. RESIDENTIAL INQUIRIES

- A. Jonathan Hopko addressed the board members regarding the fence. He provided a brief history of the fence committees inception on September 24<sup>th</sup> and the voting results and his opposition to the fence project. He asserted that the fence project is not something the community desires, but Eric's personal agenda. He also referred to the Fence Charter stating a requisite majority should be reached before proceeding, and Eric asserted that he wrote the charter and we differ on the meaning of a requisite majority. Additionally, we disagree on if the Board can proceed, as Mr. Hopko is asserting there needs to be a change of the PC's and a 67% or 75% vote required, and Eric asserts that is not needed, as we own the easement we plan to build on. Mr. Hopko asserted that if we proceed, a lawsuit will be raised against the Board and Eric as President, and the Directors and Officers insurance will not protect the Board or Eric. As this is not a meeting to vote on the fence, Eric acknowledged Mr. Hopko for his comments, and asked that we move on to tonight's business.

### III. REVIEW OF PROPOSED 2021 BUDGET

- A. The Board agreed to review the Budget in the order presented by the Finance Committee and listen to their recommendations and have each committee comment.

- a. Bill Lessels (Finance Chair) discussed that we are running a deficit and our goal is to cut the budget by 89K to get us back on track. It was mentioned later in the meeting that when we moved SEAL to 24x7 about 3 years ago, it increased the budget by 50K, and we did not make any increase to the Assessment related to that change at that time.
- b. Bill and Terry proposed to remove the \$5K for bad debit. All agreed.
- c. Bill recommend a reduction in Manager and Assistant Manager salaries budget to reflect current average usage, not the increased usage early in the year due to COVID-related expenses.
- d. A review of DVCA legal expenses was held, and a reduction by \$2,500 was agreed by all.
- e. Bill was tasked to review charges in account 7015.
- f. We proposed to reduce the publications/newsletter budget by \$1,200. All agreed.
- g. Eric proposed cutting the office furniture and printer budget reserves and fund \$200/yr. for the next 4 years. Cut the printer line item to \$500 and fund at approximately \$125 per year for 4 years.
- h. After a review of Landscape expenses, there was no room to cut.
- i. After a review of Landscape reserves, we agreed to reduce the overall signage budget by \$5,589. Additionally, we discussed the possibility of cutting \$8,000 in removal cost to the Vanbury playground upgrade if we get some volunteers to do the removal.
- j. We also agreed that the Clay Rd LED lighting project is complete and fully funded, removing the \$1,381 that would normally fund this reserve and move any remaining dollars to other reserves.
- k. We reviewed the Security budget and decided not to make any changes. It was discussed to reduce the SEAL patrol from 24 x 7 to a 20 x 7 like we had in the past. Both Glenn and Eric felt strongly it should remain 24 x 7.
- l. We cut the Swim Pool furniture budget from \$2,500 to \$2,000.
- m. The Swim Pool committee was able to reduce the operating expense budget for AB Pools from \$56,020 to \$52K, a reduction of \$4K.
- n. Eric suggested that we get a quote to replace the pool deck, so we can verify if the amount we are reserving is in line with the actual cost. Could be over or short, it has been a few years since we have done that.
- o. Regarding the Tennis budget, there was no reduction in the expense budget, but much discussion about costs to replace the poles and/or lights. We agreed to push these costs from 2023 to 2025, a gain of \$2,300 to the budget.
- p. After reviewing the Recreation Center Committee, we reduced the Social Events budget from \$18,110 to \$17,110, as we felt that Covid-19 restrictions will still affect indoor activities for the first half of the year.
- q. We agreed to reduce building maintenance down by \$2,800 to the Community Service budget.

- r. It was decided to move \$1,000 funding Patio home street maintenance to the patio home cluster box maintenance, as the Post Office requires the HOA to pay for these boxes, as they are on private property. Street maintenance fund is well funded and cluster boxes need some attention.
- s. No changes to the Deeds budget.
- t. It was decided that Bill Lessels will crunch the numbers again, which we believe there is about a \$30K in reduction from the cuts made tonight.

#### IV. APPROVAL OF 2021 BUDGET AND ANNUAL ASSESSMENT


- a. No increase in the assessment was proposed or adopted. We need to review the amount we need to increase the assessment after reviewing further cuts and/or using unencumbered funds to cover the deficit. We will pick up again at the next regular Board meeting.

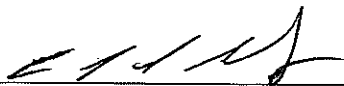
#### V. ACCEPTING PAYMENTS WITH CREDIT CARD

- a) We quickly discussed Eric adding a page to the website to allow residents to pay their 2021 assessment by credit card. Clear verbiage would need to be displayed on how the money is applied, particularly if a resident was behind or had other charges. A payment would apply to past assessments first, minus attorney fees, before the 2021 assessment. Everyone agreed to proceed with this effort and include how this is applied.
- b) A convenience fee would need to be assessed of approximately 3%, so that Deerfield would realize the same net amount regardless of payment method. If paid by direct debit from a bank account or debit card, no fee would apply. Nothing voted on at this meeting due to final assessment not adopted.

#### VI. ADJOURNMENT

Terry motioned to adjourn the meeting. Brent seconded, and the motion passed unanimously. Eric called the meeting adjourned at 10:12 PM.

  
Submitted by: Eric Toureilles  
Acting DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President