

Deerfield Village Community Association
REGULAR BOARD MEETING & TELECONFERENCE
MONDAY April 26, 2021
7:00 PM

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at the community center and via teleconference. 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 7:06 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Gerry Hilliard (Secretary), Terry Gray (Treasurer), Jason Nace, Jim Hunt, John Murphy, Hak Dickenson, and John Devine.

1. DETERMINATION OF QUORUM (6 required)

Eric determined that a quorum was present. Trustees introduced themselves to thus listening by teleconference and in person.

2. APPROVAL OF MINUTES

After review of the minutes of a Special Board meeting, Brent Burris motioned to approve the minutes as submitted. The motion was seconded by Terry Gray and passed unanimously.

After review of the March 22nd regular board meeting minutes, Terry Gray motioned to approve as submitted by Gerry Hilliard. The motioned was seconded by Brent Burris and passed unanimously.

3. RESIDENTIAL INQUIRIES

Resident Jonathan Hopko questioned the validity of the special election held concerning the fence. He mentioned article 3.2 and 3.3 and 2.10 and 2.11 of the by-laws. He questioned the validity of the election as to the number of residents voting in-person and by proxy and that none of the proxies were notarized. Hak Dickerson commented that in his review of Mr. Hopko's assertions that the election was valid, and no by-laws were violated. Eric responded that Mr. Hopko knows the results but will formally respond to the concern.

4. PRESIDENT'S REPORT

Eric reported that there would be a town hall meeting to be held on the 17th of April to be hosted by the MUD and held at the community center to discuss the 96 inch water line to be run through the community. He also stated the

fence project was moving forward and that financing for the project was progressing.

5. **MANAGER'S REPORT**

Catherine reported that there had been (17) new architectural applications submitted and (3) rental request. In addition, she has been receiving great excitement about the upcoming fence project. She also has received a letter of thanks to the Board for the Bocce ball court built by the Boy Scout Troop 120.

6. **STANDING COMMITTEE REPORTS** (Including Funding Requests and Board Authorizations)

A. **Community Services Committee**

Flooring for the Annex costs were review by Bill Lessels and found that sufficient funds from reserves were available. Motioned made by Eric Toureilles and seconded by John Murphy and passed unanimously.

Pest control is budgeted at \$6,700 we will exceed this amount an additional work has been bid and of the three-proposal received which ran from \$2,000 to \$3,400 it is proposed to accept the \$2,000 bid. The expense was unanimously approved.

B. **Financial Services Committee**

We are \$25,000 below budget for year to date. Collections for 2021 assessment are at (93.1%) year to date and there are (6) residential delinquencies. There are currently (33) new payment plans. We have (1) court case filed and (2) trials scheduled. Bill Lessels ask that up to \$1,000 be approved that cover legal search costs to obtain current residence of one delinquent former resident. Motioned was made by Terry Gray and seconded by Brent Burris and passed unanimously.

C. **Swimming Pool**

All the pool furniture has been power washed and the pool will open May 1st. Pump #4 is down and it will cost \$1,100 to repair, however operations will not be impaired. All pool parties have been scheduled for the year. The swim team has (3) home meets scheduled. There may be a need to purchase some additional furniture.

D. **Landscape**

(6) trees have had to be removed. Spring planting has been completed. The playground has been mulched by the Men's Group.

E. Tennis

The committee is amending the court rules and will be submitting the amended rules next meeting. Order has been placed for the painting at the courts.

F. Recreation Committee

Roger mentioned 110 people attended the MOG and the garage sale went well. The Men's group completed the rebuilding of the emergency exit staircase coming out of the Annex. They also help lay mulch in the park area. Many events are beginning again since Covid.

G. Deeds Committee

Guidelines are still being reviewed and taking longer than anticipated.

H. Security Committee

None

J. Fence Committee

None – Waiting on Board decision

7. OLD BUSINESS

1. It was discussed that the donation agreement from the MUD to help with the fence could not be signed as written for various reasons. Eric stated that perhaps if the MUD wants to help the Association, they could find a different way, but not for the fence.
2. It was motioned that Eric sign the loan application and refundable fee to begin the process of process of getting approval for the amount needed to move forward with the fence. A motion to approved was made by Terry Gray and seconded by Eric Toureilles the motion passed unanimously.

8. NEW BUSINESS

1. Review of a resident's driveway was caused by Deerfield Common area tree was discussed and determined that the driveway was damaged throughout, even in areas where tree roots were not present. Terry gray mentioned that it may have been due to erosion in some areas.
2. A date for the Townhall was set for May 17th at 6PM in the Clubhouse and with Teleconference number.

9. EXECUTIVE SESSION

Eric Toureilles motioned the Board enter into executive session and the motion was seconded by Brent Burris. The Motion was passed unanimously. Executive Session began at 8:40PM. Executive Session ended at 9:55PM.

10. ADJOURNMENT

A Motion to adjourn was at 9:55PM by Eric Toureilles, and seconded by Brent Burris. Motion was unanimously approved.



Submitted by Gerry Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President