

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

The regular meeting of the Board of Trustees of the Deerfield Village Community Association was held at the community center. President Eric Toureilles called the meeting to order at 7:05 PM.

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

1. DETERMINATION OF QUORUM (6 required)

Eric determined that a quorum was present with all members attending.

2. APPROVAL OF MINUTES

After review of the June 28th regular board meeting minutes, Terry Gray motioned to approve the minutes as submitted by Gerry Hilliard. The motioned was seconded by Brent Burris and passed unanimously.

3. RESIDENTIAL INQUIRIES

4. PRESIDENT'S REPORT

The water pipeline that is going through our community has been affected by the past rains causing delays in completion. WHCRWA said they will be cutting across Windsong near Wilson Elementary. There may be a possible power outage the week of August 7th as a transformer is being moved by CenterPoint, but only affecting the school. The fence contract has not yet been signed but is expected to be signed in August. Eric Toureilles went to the Harris County Commissioners Count and spoke to two commissioners concerning Vikki Evans the current owner of the property at 3922 Heathersage concerning the sinkhole at her residence. The commissioners said that they would look into this problem but have not resolved the issue.

5. MANAGER'S REPORT

Catherine reported that there had been (2) architectural applications in the works and she has issued (24) pool IDs, (38) SAYOR agreements, and (7)

rental applications. She stated that there had been an internet problem but that had been corrected.

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

A. Landscape Committee:

The Committee received four proposals for the removal of the playground equipment at Vanbury Playground. The bids received ranged from \$2,500 to \$4,500. The finance committee has approved this expense from the reserves in the amount of \$2,500. A motion to approve the \$2,500 bid was made by Jim Hunt and seconded by Jason Nace and passed unanimously. It was then proposed that we approve the cost of the new playground equipment in the amount of \$40,577.80 and a motion was made by Eric Toureilles and seconded by Jason Nace, the motion was passed unanimously. Jason Nace asked if the committee expected any more planned expenses for the coming year?

B. Deeds Committee

Several architectural applications were reviewed. Guidelines still being reviewed. The barking issue on Longmoor seems to be under control. The Board recommended that the situation be monitored, and no action be required at this time.

C. Recreation Committee

No report.

D. Tennis

Three new windscreens have been installed but installed incorrectly. Installers have now corrected the situation. The committee will begin to work on the refurbishing of the benches at the courts and the option to powder coat vs. paint.

E. Security Committee

Report submitted. No major issues. Discussions were held concerning advanced security options and Greenbelt Use and Safety Policy. The proposed new rules was reviewed and the third rule about "Adult bicyclists unaccompanied by children are encouraged to use streets was heavily discussed and tabled to next session.

F. Community Services Committee

There has been some spraying for mosquitos but only as needed. Having some problems with the new patio home lighting. There are broken curbs in the patio home area and we need to determine who is responsible for repairs. New annex flooring has been installed.

G. Financial Services Committee

Through May we are running \$39,000 below budget. There was one new payment plan added in June and (7) in good standing and (2) in default. The cost for postage to send the special assessment billing could be \$500. A discussion was held as to how we will replace reserves for the expenditure we will make as a down payment on the fence. No firm conclusion was reached, as this may be a discussion during the budget meeting. Request were made to all committees to submit their proposed budgets for the 2022 budget. The new 2022 budget will be submitted to the Board in September's meeting. A budget meeting will be set in October.

H. Swimming Pool

There could be a possible shortage of lifeguards. This is prevalent over all communities. Eric state that we should do what is reasonable to keep our pool open. Terry Gray made a motion that we pay a bonus to any lifeguard that stay throughout the completion of the lifeguard season term. The motion was seconded by Eric Toureilles. The motioned passed with six ayes and three nays.

I. Fence Committee

No report. However, the fence committee will meet at 6pm on August 11th to discuss status and the concerns by Hopko in the specifications of the fence construction. Mr. Hopko asked why during Eric's Presidents report there were no mention that the MUD declining the security donation. Eric confirmed that the MUD was unable to make the contribution based on a recommendation from their attorney, and it is unfortunate.

7. OLD BUSINESS

The issue with Vikki Evans request was taken to the Harris County Commissioners Court by Eric Toureilles on 7/22 for consideration of the sinkhole repair. As for the driveway repair the Board has approved a \$300 expense for the root barriers.

8. **NEW BUSINESS**

The Board agreed to a meeting of the Trustees on the 18th day of August so as to hold a Grievance Hearing on allegations made by Jonathan Hopko. A motion was made by Eric Toureilles and seconded by Brent Burris and passed unanimously.

9. **EXECUTIVE SESSION**

The monthly general meeting was adjourned at 8:55pm to go into Executive Session. Executive session ended at 10:18PM.

The HOA attorney informed us that Constable Sales have resumed. The Board reauthorized our attorney to move forward and take the actions previously approved by the Board. The motion was made by Terry Gray and seconded by Eric Toureilles and passed unanimously.

10. **ADJOURNMENT**

A Motion to adjourn was made at 10:21PM by Brent Burris and seconded by Terry Gray. Motion was unanimously approved.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President