

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY April 25, 2022
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 7:00 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President) Gerry Hilliard (Secretary), Terry Gray (Treasurer), John Murphy, John DeVine, Doug Landry, and Bill Wilkinson. One board member vacancy needs to be filled

1. **DETERMINATION OF QUORUM** (6 required)

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

2. **APPROVAL OF MINUTES**

After review of the March 28, 2022, general board meeting minutes, Terry Gray made the motion and John Devine seconded the motioned to approve the minutes as presented. The minutes of the meeting were approved unanimously. After review of the minutes of the Annual Meeting of Members held on April 12, 2022, Eric Toureilles made a motion and Brent Burris seconded the motion to approve the minutes as presented. The motion passed unanimously. After review of the Annual Meeting of the Board also held on April 12, 2022, a motion was made by Terry Gray and seconded by John Devine to approve the minutes. The motion was passed unanimously.

3. **RESIDENTIAL INQUIRIES**

Resident Colleen Vera that she had concerned about the use of large fire pits. She suggested that safety guidelines for their use be drawn up.

4. **PRESIDENT'S REPORT**

The pipeline project should be completed by May 15th which includes grass and light pole replacement or repair. We are still having problems using email blasts. The problem lies with AT&T. A new server is coming in May and should help solve the problem. Eric asked that we change the agenda and discuss under New Business the architectural application submitted concerning fencing at 18114 Cadbury Drive. A motion was made by Eric

Toureilles and seconded by John Devine that we change the agenda. The motioned passed unanimously. After discussion of the application and where the new proposed fence would be placed on the property a motion was made by Eric Toureilles and seconded by Brent Burris that the application be approved but only on the condition that should the current resident vacate the property or be sold by the current resident that the approved fence must be removed. The motion passed unanimously.

5. **TREASURER'S REPORT**

Terry Gray deferred our financial condition to Bill Lessels on his report.

6. **MANAGER'S REPORT**

There were, (1) SAYORs issued, (9) rentals, and (2) pool IDs issued.

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

A. Landscape Committee:

New mulch has been installed at the Vanbury playground and the pool area. The sprinklers at the Keith Harrow entrance have been damaged and need repair. Repair cost will be \$6,700. Some of the cost will be billed back to East Texas Fence Co. A motion was made by John Murphy and seconded by Bill Wilkerson that the repair costs be approved. The motion passed with John Devine abstaining.

B. Deeds Committee

No. Report. However, Janelle presented the new proposed guidelines for board review. The guidelines will be sent back to the guideline committee for final approval and then resubmitted to board for their final approval.

C. Recreation Committee

No report was presented. However, see minutes of April 1st committee meeting (Exhibit "A").

D. Tennis

No quorum was present. The Texas Christian School competed and won 1st and 2nd place in their respective matches.

E. Security Committee

No report. However, the committee has added two members. With this

Addition election of officers can be held in two months.

F. Community Services Committee

The committee is under budget for year-to-date expenses. There are no major projects scheduled at this time.

G. Financial Services Committee

Presently we are \$3,000 over budget but this should even out by next month. 2022 assessments are at 92.7% with having 47 payment plans and of which 7 have paid off. Estimates of final perimeter fence costs will cause concern concerning over the preferred reserve of 20%. Will likely cause the reserve to go down to nearly 15%. (8) properties are in referral to our attorney. Our bad debt reserve is at \$14,000. One property that was in bankruptcy will cause the bad debt reserve to be reduced by \$6,200. Our suit against Oakhampton Trust was won in our favor. We are to receive \$9,000.

H. Swimming Pool

Carissa was not present. However, repair of the pavilion has been completed and the pool decking has been power washed. There was an issue with the children's pool having yellow water and that is being resolved. The pool committee held a "Meet and greet" and orientation with the new lifeguards for this coming season. Pool will be open as of May 7th.

I. Fence Committee

Barker-Cypress completed, and Keith-Harrow is expected to be completed by May 15th. There have been some problems incurred with installation along Windsong. It will possibly be (3) weeks to complete.

J. Election Committee

None.

8. OLD BUSINESS

An open discussion was held concerning the Reyes's family proposal for a Men's Tennis League. Numerous homeowners questioned Mr. Art Reyes about the proposal, formation, use of outside residents and possible use fees. Eric suggested we suspend making any decision or motion until he received

more information. A call for a motion was requested by Art Reyes (representing Jon Reyes). A motion was made by Eric Toureilles and seconded Brent Burris for the disapproval of the Men's Tennis League as it was presented. Motion passed unanimously.

9. **NEW BUSINESS**

A discussion was held over the Reyes family's request that Eric Toureilles be removed as President of the DVCA board of trustees and as a member of the board. There were numerous homeowners that voiced their support for Eric and his many years on the board and as President. Terry Gray mentioned Eric's distinguished service and then made a motion that we recognize Mr. Toureilles' exceptional leadership as President of DVCA and support his continuing Presidency and board membership. The motion passed with (7) yeas and (1) abstaining.

After the confidence vote of Eric Toureilles, another motion was made by Terry Gray and seconded by Gerry Hilliard that the entire Reyes family members be suspended from attending all committee meetings thru December 31, 2022.

11. **EXECUTIVE SESSION**

The monthly general meeting was adjourned at 9:31pm to go into Executive Session. Motion made by Eric Toureilles and seconded by Terry Gray with unanimous approval. The board discussed Property "A" that Deed Committee present to the board. Executive Session ended at 9:40PM.

12 **ADJOURNMENT**

A Motion to adjourn was made at 10:22 by John Devine and seconded by Bill Wilkinson. Motion was passed unanimously.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President