

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY June 27, 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 7:06 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Gerry Hilliard (Secretary), Terry Gray (Treasurer), John Murphy, John Devine, and Bill Wilkinson. Absent was Gabriel Lavine.

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 May 23, 2022, general board meeting minutes two corrections were needed. With the noted corrections, Eric Toureilles made the motion and Terry Gray seconded the motioned to approve the minutes. The minutes of the meeting were approved unanimously.

3. **RESIDENTIAL INQUIRIES**

Resident inquired if he could paint his fence that butts up to the new Trex fence. He stated that the paint would match the color of the Trex fence. It was decided that this was acceptable.

Another resident inquired if the situation at Longmont where liquid waste was being discharged into the Greenbelt area had been addressed. Eric stated that the resident had been notified and Harris County Pollution Control also came out and inspect the situation. Most likely they will issue a citation if not resolved.

Resident Robin Haworth asked about the more details from the May newsletter concerning the revised Deed Guidelines. Eric provided details.

Art Reyes representing his family questioned the new tennis court rules, suspension policy and his family's suspension, and denial of use of the ball machine. Brent Burris offered a policy of use of the ball machine with a set notification period could be a way to possibly open up use of machine.

Resident Glenn Sommers state that State Law 27006 requires that the HOA must provide a website. Eric stated that we are working with AT&T to resolve the service issue, effecting residents using AT&T & sbcglobal users, so that we are in compliance with the rule. Website is up and works for other ISP users. Our communication with residents through email blast caused us to be on the gray list with AT&T. Repeated tries to be removed had failed.

4. **PRESIDENT'S REPORT**

Eric announced the Trustee Doug Landry has resigned and that we have a new opening for a replacement Trustee.

5. **TREASURER'S REPORT**

Terry Gray deferred to Bill Lessels for report from the Finance Committee.

6. **MANAGER'S REPORT**

There were, (5) AAs, (16) SAYORs issued, (3) pool party requests, and (30) pool IDs issued.

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

A. Landscape Committee:

No Report

B. Deeds Committee

No report other than action on the Cadbury home has been deferred.

C. Recreation Committee

Both the 4th of July party and the Pancake Breakfast were successes.

D. Tennis

No report.

E. Security Committee

It's been a quiet month concerning crime reports. Glenn stated that S.E.A.L. has enacted a fuel surcharge of 5%, going 2 increments from the amount in our contract, and could cost the HOA up to \$8,900 for the balance of the year, if prices stay high. He noted that this is not within the security committee budget. We will probably need to cover this increase from the emergency fund. The list of the new officers for the Security Committee was submitted for Board approval. A motion was made to

approve the officers by Brent Burris and seconded by Bill Wilkinson. The motion was passed unanimously.

F. Community Services Committee

The plumbing problem at the Annex has been fixed.

G. Financial Services Committee

Bill Lessels reported that we were \$9,000 over budget for the month and \$2,300 over budget year-to-date. 2022 assessments are at 95.7%. There are 48 residents on pay plans and 27 have been paid off. There are 21 plans still remaining of which 16 are in good standing. Those plans for 2021 and 2020 are in good standing. Two actions that were attorney referrals have been paid and two referrals are now in foreclosure. Bill made the suggestion that we try to increase ad sales for the newsletter. He further suggested that Board approval of expenditures be lowered from the \$1,000 limit to \$500.

H. Swimming Pool

New fans were hung at the Pavilion. New defibrillator has been received. Many more residents are using the pool facilities than last year.

I. Fence Committee

Completion of the perimeter fence is wrapping up. A punch list is being completed and work will then begin on those items. It has been noted that there are approximately \$90,000 in costs on the fence project not allocated and this expense needs to be addressed as to where funds will come from to pay these expenses.

J. Architectural Guidelines Committee

Committee is making progress reviewing new proposed guidelines and Deeds Committee comments. Elaine Mills who is part of the committee brought up the issue that the guidelines only require Board approval. She suggested that the proposed guidelines be posted to our website and then have a Town Hall Meeting and possibly a community vote before the Board takes any action. Eric agreed to post on website and even have a Town Hall but stated that it should be done once it is reviewed by the Board and our attorney. It is still going through the review process and still at the special committee level.

8. **OLD BUSINESS**

The responsibility of the CBU mailboxes in the community was discussed and it has been determined that the HOA is now responsible for repairs or replacements for CBU mailboxes outside of the Patio Homes area. With this new responsibility which has no budget item a suggestion was made that we consider a one-time \$10.00 assessment to all residents that use CBUs until this new item can be included in next year's budget. Further discussion was moved to next meeting.

9. **NEW BUSINESS**

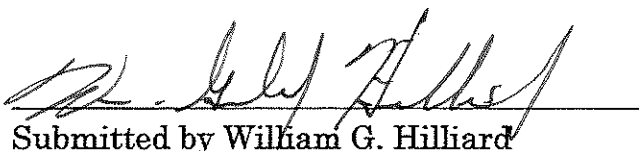
A special email vote of the Board was held on June 8th to approve emergency repairs to the perimeter fence due to a car crashing thru it. A copy of the emails is attached.

10. **EXECUTIVE SESSION**

The monthly general meeting was adjourned at 9:39 pm to go into Executive Session. Motion made to adjourn the general meeting by Eric Toureilles and seconded by John Devine with unanimous approval. The Board left Executive Session at 9:58 PM.

11. **ADJOURNMENT**

A Motion to adjourn was made at 9:59 pm by Eric Toureilles and seconded by Brent Burris. Motion was passed unanimously.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President