

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY July 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 7:03 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President) Gerry Hilliard (Secretary), Terry Gray (Treasurer), John DeVine, Bill Wilkinson, Gabriel Lavine. Eric had the proxy of John Murphy

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 June 23, 2022, general board meeting minutes John Devine made the motion and Bill Wilkinson seconded the motioned to approve the minutes. The minutes of the meeting were approved unanimously.

3. **RESIDENTIAL INQUIRIES**

A Resident inquired about placing of security signs and cleaning of brick walls. Resident was told that the Security Committee was waiting on determination of placement of signs. Additionally, a question was made concerning if a letter had been sent to the resident at concerning open waste drain that had not been capped. County inspectors have been out and are pursuing problem with resident. A question was made as to the issuance of the proposed architectural guidelines to all residents for their feedback. She was told that they are at still under review and not ready for approval. Resident was assured that one the guidelines are received back they will be posted on the HOA website and a townhall meeting would be held. Resident Chris Kennedy said he received a denial about his wanting to expand his driveway and was denied as not being in harmony with neighbor drives. Janelle of the Deeds Committee invited him to the next committee meeting on August 8th to discuss. Art Reyes stated that the HOA was violating his privacy rights per state law and also the disciplinary action that the HOA had invoked against his family. Said that the new tennis rules that the board had enacted were not legitimate and disciplinary procedures were not followed. Stated 250-day suspension was not in accordance with state law and the board continues to violate state law.

4. **PRESIDENT'S REPORT**

Problems with the AT&T website have been resolved. MUD 136 has placed stage 1 water restrictions for the subdivision. Resident asked not to water between the hours of 9am to 6pm. See MUD 136 website for details.

5. **TREASURER'S REPORT**

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

6. **MANAGER'S REPORT**

There were, (6) AAs, (9) SAYORs issued, (2) pool party requests, and (5) rentals.

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

A. Landscape Committee:

Keith Harrow entrance still not completed. Planting still needs to be done at that entrance. Had (3) tree removals and additional stump work.

Inspected a garden on Heathersage and referred it to the Deeds committee. County pipeline that was installed needs to repair the grass areas such as reseed as area are slippery and especially some sidewalks.

B. Deeds Committee

Slowdown in AAs being submitted. Discussion will be held at next committee meeting as to actions that will be needed if subdivision is placed under a Stage 2 or 3 water restrictions. Depending on rainfall, no discussion may be need.

C. Recreation Committee

No report.

D. Tennis

No report.

E. Security Committee

Discussion of the fuel surcharge that SEAL is imposing under their contract. Cost is estimated to be \$8,500 to \$9,000 which isn't in the 2022 budget. Board agreed to use emergency funds to cover costs.

F. Community Services Committee

Bids have gone out to stripe the parking lots. Have received two responses. Recommend bid from Hayden Paving as they have done work for us already. Bid is for \$1,867. Brent Burris asked if that would include fire hydrants being painted red. John Devine made the motion to approve the bid and was seconded by Terry Gray. Motion passed unanimously. There was an emergency at the annex and a valve needed to be replaced. In addition, the plumber pointed out several other problems which will need to be addressed. A bid request is being put out.

G. Financial Services Committee

Bill Lessels reported that we were \$1,300 over budget for the month and \$3,700 over budget year-to-date. However, we double paid two invoices of which one was prepaid early. The newsletter is running in the red. Legal expenses and other fees have used up their budget for the year. Collections for the 2022 assessment is at 96.9% with (7) delinquent pay plans. The 2021 special assessment is at 98.1%. Attorney referrals there were (2) repaid and (2) to be paid this month. With (2) still remaining to be paid. The 2023 budget template for the committees to complete have been sent out. Budget are due by end of September.

H. Swimming Pool

Had some minor repairs in the pool area including several lights that were out. Repairs to the ventilation systems in the bathrooms is under consideration. Door to the chemical storage room needed to be replaced. Considering have party at end of the lifeguard season. Possible \$200 expense.

I. Fence Committee

Completion of the perimeter fence is wrapping up there is still a punch list to be completed. An invoice for \$200,000 has been received ETF. There is a question about the charge for additional fence material cost which is to be held in reserve. At final payment there will be \$92,696 in unfunded cost that needs to be addressed by the board.

J. Architectural Review

No Meeting. Next meeting 7/27. Committee half-way thru review.

8. OLD BUSINESS

Revised minutes of the 2/28/22 general meeting was reviewed. Motion was made by Terry Gray and seconded by Bill Wilkinson to approve the amended minutes. Motion passed unanimously.

Elaine brought up that she felt that the residents needed to have a say in the new architectural guidelines and to vote on them before the board votes. Eric stated that only the parts that are under the Texas Property Code or Protective Covenants will be enforceable. Otherwise, the rest of the guidelines are only guidelines and not enforceable and should support what Deeds would approve to help residents and stay consistent over time.

9. **NEW BUSINESS**

The use of the HOA's tennis ball machine needs to have rules and regulations before the machine can be put back to use. This task was referred to the Tennis Committee to approve.

10. **EXECUTIVE SESSION**

The monthly general meeting was adjourned at 8:56 pm to go into Executive Session. A Motion was made to move into Executive session by Eric Toureilles and seconded by Gabe Lavine with unanimous approval.

The Board left Executive session at 9:26 pm.

Eric made a motion to support the deeds committee suggestion to monitor property "A" and was seconded by Bill Wilkinson. The motion passed unanimously.

12 **ADJOURNMENT**

A Motion to adjourn was made at 9:30 pm by Terry Gray and seconded by Bill Wilkinson. Motion was passed unanimously.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President