

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, August 22, 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 7:09 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President) Gerry Hilliard (Secretary), Terry Gray (Treasurer), Bill Wilkinson, Gabe Lavine, and David O'Brian. Eric had the proxy of John Devine. John Murphy was absent.

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 July 22, 2022 general board meeting minutes, Brent Burris made the motion and Terry Gray seconded the motioned to approve the minutes. The minutes of the meeting were approved unanimously.

3. **PRESENTATION BY HARRIS COUNTY PCT. #4**

A presentation was made by a representative of Pct. #4. The representative discussed the mowing of shoulders and median areas by the county and stated that the county had contracted for the mowing of those areas under county control. The contractor had been just hired the previous week, which is why the work had not been completed. Those areas will be mowed on a 4 to 5 times a year basis with hopefully up to 7 to 8 times requested by Deerfield. The representative stated that Pct. #3 is responsible for maintaining the Greenbelt. They were asked about responsibility along Windsong Trail and not the Green Belt areas. The ditch along Windsong Trail needed some dirt work, and it needs to be rebuilt. They will investigate and get back to us. A need for a sidewalk was brought up by a resident in attendance.

4. **EAGLE PROJECT**

Scout Leo made a presentation to the board concerning his Eagle Scout project. His project is to hold a blood drive in conjunction with the American Red Cross to be held at the DVCA Community Center on September 24th from 9am to 5pm. He is hoping to have 30 to 40 donors. The project will be announced to the community through our newsletter and flyers. He asked for permission to have the drive at the community center and the board agreed to the project and use of the facility at no cost.

5. **RESIDENTIAL INQUIRIES**

There were no residential inquiries.

6. **PRESIDENT'S REPORT**

The MUD has changed billing company and new account numbers have been assigned to all residents. Residents need to sign in and set-up new account access. AT&T is installing fiber optic cable to the community. It has caused outages and a small area in the community has been without water due to the AT&T contractor cutting a water line and boiling of water in that area is required.

7. **TREASURER'S REPORT**

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

8. **MANAGER'S REPORT**

There were, (6) AAs, and (7) rentals.

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

A. Financial Services Committee

Bill Lessels reported that we were \$23,000 over budget, but when adjusted for \$27,000 of budget timing differences, expenditures remain below budget for the month and year-to-date. Overall positive for the month and year-to-date budget. Legal, newsletter publication and SEAL expenses are above budget, but are offset by other savings YTD. We will be \$76,000 below the safety reserve of about \$200K. Collections for the 2022 assessment is at 97.4% with (13) active payment plans and (5) delinquent. Bill encouraged making payments, or face \$100 late fee being added back. Budget are due by September 4th and will be passed out at the September meeting. Attorney referrals (1) paid in full and (1) scheduled for 7/29.

B. Community Services Committee

No Report

C. Swimming Pool

The season is wrapping up and pool will close at the end of the month, except for SAYOR. For budgets, AB Pools is expecting a 10% increase in costs for 2023 year.

D. Security

No issues. Still incurring fuel charge, but expect it to reduce next month, as gas prices are going down.

E. Deeds Committee

No Report.

F. Landscape Committee:

Dead tree to be removed by main playground, and the cost is \$4,000 to cut and remove. Green belt sidewalks appear OK, but there are some street curbs that need work.

G. Recreation Committee

Labor Day party will be on 9/5 with slide and games. There will be a blood drive on 9/24. MOG is on 9/17 and 10/15.

H. Tennis Committee

No meeting in July. Special meeting on 8/23, and then resume.

I. Architectural Review Committee

No report, but still reviewing. Resident complaint that committee times are not in the Newsletter. Eric suggested it be placed in the newsletter. Next meeting 9/21 @ 4:30pm – 6:30PM.

10. OLD BUSINESS

None.

11. NEW BUSINESS

None.

12. EXECUTIVE SESSION


The monthly general meeting was adjourned at 8:14 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 8:53 pm. No action taken.

13. ADJOURNMENT

A Motion to adjourn was made at 8:54 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