

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, September 26, 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 7:07 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Terry Gray (Treasurer), Bill Wilkinson, Gabrielle Lavine, David O'Brian, John Murphy and Hak Dickenson. Gerry Hilliard (Secretary) was absent, and Eric had his Proxy. David O'Brian served as Acting Secretary for this meeting.

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 August 22, 2022, Special board meeting minutes Eric Toureilles made the motion and David O'Brian seconded the motioned to approve the minutes. The minutes of the meeting were approved unanimously. After review of the August 22, 2022, Terry had corrections on the Financial Services report, and John Murphy was not marked absent. Eric Toureilles made the motion to approve the Regular Board Meeting minutes with the corrections and Terry Gray seconded the motion. The minutes of the meeting were approved unanimously.

3. Eagle Project Presentation

The Boy Scout was not able to make the meeting and will come to the October Regular Board meeting.

4. RESIDENTIAL INQUIRIES

Homeowner Melissa Auer attended and expressed her concern with resident Art Reyes stocking her daughter Zoe Auer in a black Ford Focus and came to her house to drop off a note. She explained that he was asked to leave her property, and eventually Harris County Sheriff was called. She admitted being very upset, but no charges were brought to either party. She also spoke about the incident at the pool & that he has been harassing the pool company, AB Pools. Brent commented that Zoe is 16 years old. Eric advised to put up "No Trespassing" sign, in the event Art Reyes comes back. Eric explained that Art Reyes is banned from stepping on DVCA property, due to the incident with both minor lifeguards and ignoring a ban for him to attend Committee

meetings. Carissa also raised similar concerns about Art Reyes and may not allow her daughter to be assigned to Deerfield next year, in fear that he may violate the no trespassing order from Deerfield and harass her daughter. She read a statement, that will be attached to these minutes. There were a couple other residents that attended and wanted to know what further action would be done by DVCA. Eric explained that the Board will consider this information and advise on next steps. Eric also explained that Art Reyes and family are suing DVCA, including other Board members and residents, so he had limited ability to comment in more detail. Eric also explained that the incident at the home of mother is not on HOA property and a matter that would be handled by law enforcement. However, the DVCA will address the other matters brought up. Lastly, it was brought up if he was a sex offender or if he has a criminal record. Eric explained that we completed a background check, and he is not a sex offender or has criminal record.

5. **PRESIDENT'S REPORT**

Eric brought up that the Finance team is working on the 2023 budget, and we will review and approve the budget on October 17th, 2022. He reminded everyone that the pool is closed and reminded everyone about the Garage Sale on October 15, 2022 and Shredding/e-cycling on Oct. 22nd, 2022.

6. **MANAGER'S REPORT**

There were, (15) AAs, and many reports from residents about AT&T creating issues for homeowners.

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

A. Financial Services Committee

Bill Lessels reported that we were \$4,300 over budget for the month. Collections for the 2022 assessment is at 98% with (14) delinquent accounts. This year we had 48 payment plans and 35 are already paid in full. There is 8 remaining in good standing and 5 in trouble. We have \$182K in unencumbered cash target, and \$101K available cash. We have sent 6 letters from the attorney. Finance has a draft budget and recommending a \$55 increase to break even and \$65 increase to balance the budget for 2023. Budget meeting was set for Oct. 17th at 7PM. CPI is running at 9.5% for 2022.

B. Landscape Committee

Tom requested \$6K for the fall planting and has \$8,500 budgeted. John Murphy made a motion to approve the Green Masters proposal for 6K and Brent second the motion. The motion was passed unanimously. Additionally, Tom mentioned that the big tree at the playground went down. Push-up bar on the Greenbelt needs to be replaced, and Eric mentioned that it is still under a lifetime warranty. Glenn mentioned that there are some low hanging branches that need to be cut.

C. Swimming Pool

Carissa submitted a proposal for \$2,400 to replace a broken pump #3 at the pool. Cost will go up by \$85 on October 1st, so they may wait until January to replace. Brent Burris made a motion to approve and second by John Murphy. The motion passed unanimously. A resident asked if they could leave a few tables and chairs for "SAYOR" program, and Carissa agreed to do that. Lifeguards noted to Carissa that our pool is better than other pools they work at in other neighborhoods.

D. Tennis Committee

Mark brought up needing approval for the new Tennis Ball machine policy. David O'Brian made a motion to approve the policy, and Terry Gray second the motion. The motion passed unanimously. Mark proposed a change to the signup time from 1.5 hours to 2 hours. Everyone agreed and Eric will place on the agenda for October Regular meeting for approval.

E. Security Committee

Simon reported that there were 6 suspicious activities reported to SEAL in September. SEAL is also no longer charging us a 5% fuel surcharge in the September invoice. That was an increase of \$2,250.90 each month. SEAL contract pricing for 2023 is being negotiated, due to price increase.

F. Recreation Committee

Roger reported that all greenbelt lights are now working. He reminded us that Saturday, October 1st is the pancake breakfast. Also, the shredding and e-cycling is scheduled for October 22nd. October 15th is the last Music on the Green (MOG). Trunk or Treat was moved to Sunday to accommodate the volunteers.

G. Community Services Committee

No reported issues or proposals.

H. Deeds Committee

No reported issues or proposals.

I. Architectural Review Committee

Eric was asked for a copy of the draft guidelines, so it was recommended to come to the next meeting on October 5th. Meetings will now be published in Newsletter. Eric was asked again if Guidelines were enforceable and Eric suggested they are just guidelines, and the PC's and state laws are what is enforceable. The Board needs to discuss more on this topic, to gain alignment. Hak had suggested that they are 100% enforceable.

8. OLD BUSINESS

None.

9. NEW BUSINESS

The board discussed putting together the election committee and after some discussion, Eric made a motion to approve the following individuals and positions:

- Committee chair – **Bill Wilkinson**
- Vice Chair – **Kristine Spiller**
- Committee Member – **Eric Toureilles**
- Observer – **Deborah Plattsmier**

This was seconded by Terry Gray and the motion passed unanimously.

It was announced that the Board/Association and some of its members and residents are being sued by the Reyes family.

10. EXECUTIVE SESSION

The monthly general meeting was adjourned at 8:58 pm to go into Executive Session. A Motion was made to move into Executive session by Eric Toureilles and seconded by David O'Brian and passed unanimously.

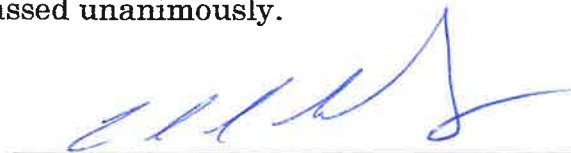
The Board left Executive session at 10:41 pm. No action taken.

11. ADJOURNMENT

A Motion to adjourn was made at 10:41 pm by Eric Toureilles and seconded by Bill Wilkinson. The Motion was passed unanimously.



Submitted by David O'Brian
DVCA Acting Secretary



Accepted by: Eric Toureilles
DVCA President