

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY October 24th, 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 7:05 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Gerry Hilliard (Secretary), Terry Gray (Treasurer), Bill Wilkinson, Hak Dickenson, David O'Brian, John Murphy. Absent was Gabrielle Lavine.

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

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

2. **APPROVAL OF MINUTES**

After review of the September 26th SPECIAL board meeting minutes, Terry Gray motioned to approve the minutes as submitted by David O'Brian. The motioned was seconded by David O'Brian and passed unanimously.

After review of the September 25th general board meeting minutes, Eric Toureilles motioned to approve the minutes as submitted by David O'Brian. The motion was seconded by Terry Gray and passed unanimously.

3. **RESIDENTIAL INQUIRIES**

Glen Sommers brought up the report for the street analysis costs for the patio homes. It seems that the costs are way under the reserve budget. Terry Gray stated that the analysis should be in his hands soon. It was also brought up about the cluster boxes and their maintenance, which now has become an expense of the HOA and if a special assessment is being considered.

4. **PRESIDENT'S REPORT**

Nothing to report.

5. **MANAGER'S REPORT**

The Fall Garage Sale went well with 120 participants. Additionally, Trunk or Treat on 10/30 and Family Camp-Out on 11/5 were the next HOA Activities.

There were (1) SAYOR, and (9) AAs. Collections letters went out and payments were being received on past due assessments.

6. **TREASURER'S REPORT**

Terry Gray deferred to Bill Lessel's, presenting the finance committee report. The report has the breakdown of the annual assessment.

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

A. Landscape Committee:

No report.

B. Deeds Committee

No report.

C.. Recreation Committee

No report.

D. Tennis

It was asked that we consider changing Tennis Court Rule 3 to allow useage of the courts from 1 ½ hours to 2 hours. After discussion a motion was made by Terry Gray and seconded by Brent Burris that Rule 3 reflect the change to two hours. The motion passed unanimously. The committee is ready to order (2) new windscreens for the cost of \$700. No cost approval was submitted at this time.

E. Security Committee

All incident types have seen a reduction. Terry Gray asked question concerning vacation watches.

F. Community Services Committee

No report.

G. Financial Services Committee

The Board wished to thank the Financial Services Committee for their work on the 2023 budget.

H. Swimming Pool

Carissa submitted the proposed new AB Pool contract for 2023. It came in \$2,700 below budget. A new pump is needed which will be on hold until the 2023 budget goes into effect. The board reviewed the new contract and a motion was made by Brent Burris and seconded by Bill Wilkinson that the AB Pool contract be approved. The motion was passed unanimously.

I. Fence Committee

No report.

J. Architectural Guidelines Committee

No report.

8. OLD BUSINESS

A discussion was held concerning the proposed Administrative and Matrix Fee policy. It was discussed that the policy should be ready to implement in the Spring of 2013. It was decided that the Board should have a Special Board meeting on November 7th to discuss the Matrix and discuss ongoing legal action the HOA is a defendant in and a plaintiff to such actions. The Board members reviewed the amended General Policies/Guidelines. A motion was made by Eric Toureilles to approve the amended document and it was seconded by Brent Burris. The motion passed unanimously.

9. NEW BUSINESS

The Board discussed the proposed Anti-Harassment Policy and possible amendments to it. After the discussion a motion was made by Eric Toureilles and seconded by Terry Gray that the Policy be approved with discussed amendments. The motion was passed unanimously.

New Committee assignments were made to the Board members.

10. The monthly general meeting was adjourned at 8:58pm to go into Executive Session. Motion made by Eric Toureilles and seconded by Brent Burris with unanimous approval.

11. EXECUTIVE SESSION

A property referral was made on House "A" on Timmsbury. There are two large dumpsters in the front yard. A pre-attorney letter was authorized with a 10-day response. If no response or removal of dumpsters, then an attorney letter is to be immediately sent to the owner.

A discussion was held concerning our financial report as to whether it should be a compilation or reviewed report and that a new auditor be contracted. Board members agreed to move forward with a compilation.

12. **ADJOURNMENT**

A Motion to adjourn was made at 10:14PM by John Murphy and seconded by Hak Dickinson. Motion was passed unanimously.



Submitted by William G. Hilliard
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President