

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, November 28, 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 7:04 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, and 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 October 17, 2022, Special Board meeting minutes, Terry Gray motioned to approve the minutes as submitted by William Hilliard. The motioned was seconded by David O'Brian and passed unanimously.

After reviewing the October 24th General Board meeting minutes, David O'Brian motioned to approve the minutes as submitted by William Hilliard. The motion was seconded by John Murphy and passed unanimously.

3. EAGLE PRESENTATION

Scout Cody made his presentation for his Eagle Scout project. His project concerns the storm water and drainage in Easton Commons. He will be placing 52 warning markers at the storm drains. The marker will be supplied by the Harris County Flood Control District. The project will begin December 3rd. The board gave their support for his project.

4. RESIDENTIAL INQUIRIES

Christine Spiller mentioned that the stop sign is being run on Vanbury during school start time. Asked if security could be present or if the Harris County Sheriff's Office could be present with possible ghost car? The runners could possibly be residents. Bruce Bott wanted to express his appreciation for the perimeter fence and the Board's patience in getting it done.

5. **PRESIDENT'S REPORT**

Eric stated that there is a boil water notice to those residents effected by the water line break near the elementary school. Mentioned that the Christmas decorations had been done by the Men's Group and that they looked never nice. He discussed his letter concerning the actions of the Reyes family in response to the letter that Art Reyes sent out to the community. Please note upcoming Snow Day and Polar Bear swim on January 1st.

6. **MANAGER'S REPORT**

The collection of past due assessments has been good this month with (4) payment plans paid off. There were (5) rental request and (8) AA's. The ice machine needs to be serviced. The Volunteer Appreciation Dinner has been put on hold this year but is expected to begin again in 2023.

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

A. Landscape Committee:

There are 14 areas where the sidewalks are need of repair with one being in the Patio Home area. Cost for repairs is \$9,325. There are approximately 20 trees that need to be removed. A request for approval of \$15,000 to remove most of the trees was submitted. John Murphy made the motion to approve the request and it was seconded by Terry Gray. The request was approved unanimously. Another \$5,000 will be needed for tree removal and the request for this expense will be made after the 2023 budget is in place. It was suggested that all residents be notified that there is a pine bark beetle infestation in our area and all residents should check their trees. Sidewalk subsidence has been noticed and MUD# 136 needs to be made aware of the problem and hopefully will evaluate cause.

B. Deeds Committee

No report.

C. Recreation Committee

The Christmas Social will be held on December 9th. Snow Day will be held on December 11th. A proposal was made to the Board for approval of the snow for Snow Day at a cost of \$1,650. A motion was made by Eric Toureilles to approve the proposal and seconded by Brent Burris. The motion was approved unanimously.

D. Tennis

An order has been placed for windscreen replacement and installation, and it should be completed within (3) weeks. New pickleball nets need to be ordered. The pickleball courts usage is increasing.

E. Security Committee

No report. However, the new SEAL contract has been negotiated with an increase in the hourly rate and a 3% cap on fuel adjustments. A request has been made that the Board approve the amended contract. A motion was made by Eric Toureilles that the amendment to the contract be approved and seconded by Terry Gray. The motion was approved unanimously.

F. Community Services Committee

No report.

G. Financial Services Committee

At the end of October there was a \$3,900.00 surplus versus the budget. 98.3% of the 2022 annual assessment have been collected. 11 residents still have not completed paying for 2022. Three new attorney referrals for assessments that are two years past due.

H. Swimming Pool

The new diving board has been installed and the final cost came to be \$5,000. There will be no committee meeting in December.

I. Fence Committee

No report.

J. Architectural Guidelines Committee

The proposed guidelines will be finished in the first quarter of 2023. A copy will then be provided to all residents for open comments and Town Hall meeting scheduled.

K. Elections Committee

No report. First meeting will be on December 6th.

8. OLD BUSINESS

There will be no Board meeting in December.

9. **NEW BUSINESS**

Anita Reyes came to the Deerfield office and demanded numerous records. She was informed by office staff that any request for records must be made by the homeowner. She would not leave and became a nuisance by constantly banging on the door and windows. The sheriff's office was called to ask her to leave. Eric asked that a formal warning of no trespassing on Clubhouse/Office property be issued, since this was not the first time. A motion was made by Terry Gray and seconded by Hak Dickenson to support the action that Eric Toureilles took against Anita Reyes for her actions at the Deerfield office. The motion was passed unanimously.

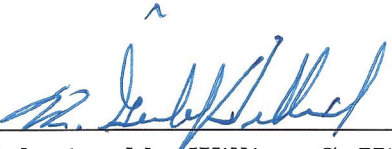
10. The monthly general meeting was adjourned at 8:45pm to go into Executive Session. Motion made by Eric Toureilles and seconded by Bill Wilkerson with unanimous approval.

11. **EXECUTIVE SESSION**

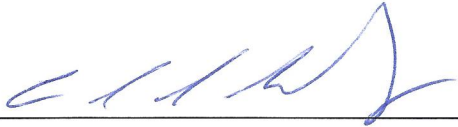
The Board discussed lawsuits in motion, but no action was taken. The Board left Executive session at 9:28pm.

12. **ADJOURNMENT**

A Motion to adjourn was made at 9:28PM 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