

Deerfield Village Community Association  
**REGULAR BOARD MEETING**  
**MONDAY, MAY 22, 2023**  
**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 7:01.

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

1. **DETERMINATION OF QUORUM** (5 required)  
Eric determined that a quorum was present with those 8 members attending.
2. **APPROVAL OF MINUTES**  
After a review of the March Board Meeting minutes, Terry Gray made a motion to approve the minutes and David O'Brian seconded the motion after a correction was made to reflect that instead of "speed limit" sign, the sign mentioned in the minutes should be "no solicitation" sign. The motion passed unanimously.
3. **RESIDENTIAL INQUIRIES**  
No residential inquiries.
4. **PRESENTATION BY AARON AZIO, HARRIS COUNTY, PCT 4 REP.**

Mr. Azio, Precit 4 rep., addressed some of the inquiries made by Eric Toureilles. Mr. Azio responded that on the needed guard rail repairs at Barker Cypress and Keith Harrow, a work order already placed by the county on May 19. Eric also explained to Mr. Azio that rails are severely bent at the same corner, hit several times by cars and another hit will likely go into a resident's yard; also railing at Keith Harrow needs to be extended to prevent cars going pass into a resident's yard or pool. Eric also reported that some residential neighborhoods have their street lights replaced by LED lights, such as Hearthstone. Mr. Azio suggested that CenterPoint should be contacted and will also investigate the possibility of the replacements of LED light be paid by county, possibly under the Inflation Reduction Act (or "Infrastructure Bill") passed by Congress.

5. **PRESIDENT'S REPORT**

Eric thanked Tom (Landscape Chair) for cleaning the main entrance brick wall that had been delayed for a year. Also, Eric noted that some graffiti tagging has been going on at the AT&T box near the baseball field; and the Harris County Graffiti Abatement team had done a nice job of cleaning it up.

6. **MANAGER'S REPORT**

Cat reported that there were some 50 applications for pool IDs; a lot of rentals for graduation parties; a number of AA application requests are continually processed with the Deeds Committee; plumbing issue is being looked into.

7. **STANDING COMMITTEE REPORTS**

A. **Landscape Committee:**

Sidewalk work is in progress; based on the latest estimate the cost will come around \$4,300. Will also looking at replacement of 4 greenbelt signs; Styrofoam and metal types are considered these new signs.

B. **Deeds Committee**

No Report.

C. **Recreation Committee**

No report.

D. **Tennis**

The committee selected officers; Mark and Charlotte were elected chair and vice chair, respectively. A new tennis group made proposals for new leagues at the committee meeting. Mark stated that the proposal for new leagues was made correctly and properly; and the entire committee unanimously approved the new leagues.

E. **Security Committee**

Simon reported that sample signs from SEAL were delivered. Have to decide on which entrance and where to mount them. Numbers are down on neighborhood incidents as reported by SEAL.

F. **Community Services Committee**

Patio lights will be put up next week.

**G. Financial Services Committee**

The assessment collection rate stands at 91.8%, about 3% below the five-year average collection rate. Reminder letters have been sent and results are being monitored. There are sixty-six (66) payment plans currently in effect for residents. The unencumbered cash balance slightly exceeds the 20% supplemental reserve target.

**H. Swimming Pool**

No report at the meeting.

**J. Architectural Guidelines Committee**

The work is nearing the end. After completion of the review, it will be reviewed by counsel, then to the Deeds Committee, Town hall meeting with residents, and finally, submitted for review and approval by the Board.

**8. OLD BUSINESS**

None reported.

**9. NEW BUSINESS**

A proposal for approval of the new tennis league was made; proposal for women's Monday night league team (spring season, later part of January until first week of April), and proposal for mixed Wednesday night league team (summer session, last week of April to first week of July). The tennis leagues will be under the auspices of the HTA (Houston Tennis Association). A number of questions were posed by the Board with respect to the details of the new leagues to ensure they have the attributes of a bona fide (real) league. After substantial discussions by the Board, Gabe made a motion to approve the tennis league proposals and Eric seconded the motion. The Board voted seven (7) to one (1) to allow conditional approval for the proposals for one year with confirmation of adequate insurance and waivers. The non-resident members of the league will be charged \$25 per season.


No application was received for vacant Board position. The notice will be reposted and applications accepted will be extended until June 23<sup>rd</sup> for the next Board meeting.


**10. EXECUTIVE SESSION**

At 8:01 p.m., the Board went into an executive session. The status of the ongoing litigation was reviewed by the Board with counsel Michael Gainer. The Board left Executive session at 8:44PM

**11. ADJOURNMENT**

A motion to adjourn was made at 8:45PM by Eric Toureilles and seconded by Brent Burris. The motion passed unanimously.

  
Submitted by Hak Dickenson  
DVCA Secretary

  
Accepted by: Eric Toureilles  
DVCA President