

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY, JUNE 26, 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 7:15.

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

1. **DETERMINATION OF QUORUM** (5 required)

Eric determined that a quorum was present with those 6 members attending.

2. **APPROVAL OF MINUTES**

After a review of the May Board Meeting minutes, Brent Burris made a motion to approve the minutes and Eric Toureilles seconded the motion. The motion carried unanimously.

3. **RESIDENTIAL INQUIRIES**

Resident Lynn Byrne reported that the appearance of some yards and other areas of the subdivision have been in decline for years, such as occurrence of dead shrubs, unmowed yards, and lack of proper weeding. One example was the Knotty Green entrance. Another was the volleyball court, which she felt was an eye sore and should be either taken down or properly kept up. The third item she mentioned was that force mows were taking too long, such as at Oak Hampton. The shrub beds were not trimmed, the weeds were not whacked, and 10-day demand letters should be promptly sent to the violating homeowners. Eric acknowledged certain problems with some yards, such as the one at Heather Sage. At the same time, he responded that the 10-day demand letters are being sent promptly but sometimes execution takes time.

4. **PRESENTATION BY AARON AZIO, HARRIS COUNTY, PCT 4 REP.**

Mr. Azio, Precinct 4 rep., addressed some of the inquiries made by Eric Toureilles: 1. Puddle of water at Knotty Green, which was completed on April 18; 2. Trip hazard was taken care of at Longcliffe Drive; 3. Road repair on Deerfield Drive, completed on Feb. 9; and 4. Pending is stop sign study at Knotty Green. Mr. Azio stated that if there is any problem with the county road at DVCA, such as needing repair of any street, a resident can go on the

county website, call, or send an email to the county and complete a work order, which would be promptly responded by the county.

5. **PRESIDENT'S REPORT**

Eric reported that Trustee Gabe Lavine resigned due to job related relocation out of state, which creates another vacancy. The House and Senate approved a number of bills affecting HOAs which will be discussed at next month's Board meeting. Eric also congratulated Deerfield Dolphins swim team for successful season; one young lady broke a team record. Kim Samman introduced herself as a candidate for an open Trustee position.

6. **MANAGER'S REPORT**

Cat reported that she worked with various committees and a number of residents during the past month. She continues to work with processing AAs (13) and number of applications for pool IDs, and a lot of rentals. A pool party is planned for July.

7. **STANDING COMMITTEE REPORTS**

A. Landscape Committee:

Bob reported that some plants were removed, weeding along the Patio Homes, and resolve dead plant issues. The Committee is still studying replacement of 6 greenbelt signs but holding off on the proposal of \$1,100 per sign. Seeking better proposals on the signs.

B. Deeds Committee

Review of AAs are continuing. Eric commented that we need to pay attention to force mowing to ensure quick response.

C. Recreation Committee

No report.

D. Tennis

Mark reported that the tennis court is in good order. He observed that there's an increased use by pickle ball players. A new lock on the gate was installed by Eric to reduce costs.

E. Security Committee

Simon reported that 9 SEAL Security neighborhood signs, each 24" by 36", "no solicitation", will be installed, at an estimated \$1,800. A motion to accept the signs proposal was offered by Terry, and seconded by Dave, and

the motion was carried unanimously. The association appreciated Marie contributing financially toward the signs.

F. Community Services Committee

Rick discussed two proposed items; Club House Paint and Repair Proposal (CHPRP); and Curb Repair Proposal (CRP). With respect to CHPRP, there were three proposals and the one bid for \$19,850 was recommended by Rick. The bid could go up slightly and the Committee may request supplemental approval. The project will start with Annex in phase; no change in the color and they will replace rotten wood. Brent made a motion to accept the recommendation, seconded by Terry, and the motion carried unanimously.

With respect to CRP, the issue was who should pay for repairs of curves at Patio Homes. We know that damage on the driveways should be paid by the individual residents, but for the remaining curve areas, the answer depends on the particular situation. Also, since the Patio homeowners pay an extra annual services charge, the question is to what extent the DVCA should pay for the cost of "roads" (or curves). In addition, the Board should bear in mind equal treatment of paying curve repair costs at non-Patio homes and Patio Homes. After substantial discussion, the Board decided the issues would be tabled until the next meeting to ensure further thoughts. Rick estimated that if all the non-driveway damages were repaired by the association, some 20 places, the total costs of repair would be around \$7,000.

Rick also noted that the Community Services Committee has the jurisdiction to oversee the upkeep of the association website, which will require substantial effort to update. He will also look at the upkeep of the perimeter fence as well.

G. Financial Services Committee

Tom reported the new format for those who are on payment schedule; of 72 plans, 43 are currently open; 8 of them have been paid off. The assessment collection rate stands at 93.8%, which is up by 2% over last month but down by 2½% on the basis of the five-year average collection rate. Unencumbered cash balance is above the 20% supplemental reserve target. The house on Oak Hampton is now fully collected. Tom also explained a graph of the reserve balance spending timing, and annual cash flow based on assumption at certain funding level.

H. Swimming Pool

No report at the meeting. No quorum at the last meeting. During the past month emergency repair of pump was made.

J. Architectural Guidelines Committee

The work is completed. The Guidelines document was sent to Attorney Gainer for review. The plan is to take the Guidelines to the community. The next meeting will be on July 12 at 4:30 p.m.

8. OLD BUSINESS

None

9. NEW BUSINESS

A request for plumbing repair due to tree roots invading into the pipes. The location of trees was discussed as well as the remedy for the root invasion. It was decided that a root barrier would likely be the solution; the current estimate is about \$8,500. Trees and roots should be marked to ensure foundation issues are taken care of as well.

10. EXECUTIVE SESSION

At 8:50 p.m., the Board went into an executive session. The motion was made by Eric and seconded by John, which passed unanimously.

The Board left Executive session at 10:05pm.

It was mentioned during Executive session that Eric inadvertently skipped one of the new business items to vote for the vacancy. It was agreed to take a vote now. The two candidates are Amy Lacy and Kim Samman. Eric tallied the votes he received, and which consisted of two (2) votes for Amy, and four (4) votes for Kim; and thus, the Board selected Kim Sunman as a new Trustee for the vacant position of Gerry Hillard.

11. ADJOURNMENT

A motion to adjourn was made at 10:10 p.m. by Hak Dickenson and seconded by Eric Toureilles. The motion passed unanimously.



Submitted by Hak Dickenson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President