

Deerfield Village Community Association  
REGULAR BOARD MEETING  
MONDAY, JULY 24, 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 7:04.

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

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

Eric determined that a quorum was present with those 6 members attending. Kim Samman was seated as a new Trustee.

2. **APPROVAL OF MINUTES**

After a review of the June Board Meeting minutes, Terry Gray requested certain technical corrections. After correction, Brent Burris made a motion to approve the minutes and Terry Gray seconded the motion. The motion carried unanimously.

3. **RESIDENTIAL INQUIRIES**

None.

4. **PRESIDENT'S REPORT**

Due to the unusual hot weather streak Eric recommended that folks to take advantage of the Deerfield Pool. The MUD is aware of the drought conditions and it is monitoring the water usage at the subdivision. The month of July is okay for usage at the current rate but if no rain by mid-August, MUD will further evaluate the water usage situation.

5. **MANAGER'S REPORT**

Cat reported three (3) rentals this month; processed fourteen (14) AAs; and reviewed thirty (30) pool cards. Also oversight of construction and painting at the Clubhouse.

6. **STANDING COMMITTEE REPORTS**

A. **Security Committee**

Simon showed the new SEAL Security Neighborhood Sign, which will go up at all entrances. Security incidents at the subdivision have been relatively quiet.

#### **B. Community Services Committee**

On curve repair proposal, the Board has identified which residences should pay for what repairs of the curves at Patio Homes. Basically, the costs will be paid by applying the county rules, similar to what takes place at non-patio homes. Building repair and maintenance-decking replaced with columns with painting, total cost at \$4,000 above the estimate—looks nice. May have to look at this in another two to three years. New fence around garbage bins--the fence height should be at eight (8) feet and needs another bid. Plumbing in Annex--This is plumber's third visit. Problem deals with upstairs' air conditioner unit drains, more work to do, and will put in for project. LED lighting in walkway ready to install.

Fence Maintenance—took pictures of fence problem areas. Needs to work with the contractor on treks manufacturer and maintenance issues. Located some 20 spots with material warranty issues and requires inspection as well. Also fence bowing at some 30 places, which needs letters to owners that require trimming the growth of trees to the perimeter fences.

Protection of trees—Eric noted that if the tree roots and other growth into slabs or curves, Attorney Gainer's legal opinion is that the Association may have to pay for it. Terry noted that this may involve other properties in the community and we'd have to be careful about who pays. Eric indicated we may need second or third bid on the matter.

Water authority needs to work on low spots of sidewalks at Red Lodge and Chantry on drainage issues. This will not be done until October.

#### **C. Recreation Committee**

Roger stated that in the middle of August a lot of activities will occur. On July 4, a trash can at north end was destroyed by firecrackers, completely burning out the can. Roger and Bill installed a metal can to replace the old. Men's Group is taking a break for summer months. A lot of things to do in the Fall.

#### **D. Tennis Committee**

Mark reported that the tennis court is in good order and no issues. He continues to see use by pickle ball players. A new lock on the gate was installed for \$1,340; reserves will be transferred.

**E. Swim Pool Committee**

A swarm of bees tacked on to the oak tree. A bee keeper came in and took some 40,000-50,000 bees to a different location. The cost was \$500.

**F. Deeds Committee**

None reported.

**G. Financial Services Committee**

The expenditure at the end of July was at \$31,249 below the budgeted income, i.e., hit some large items not in the budget. Under the payment plans were 72 residents with 62 residents paid in full or in good standing. The collection percentage at the end of June is at 95.4%. The unencumbered cash is at \$165,178, slightly below the safety level.

**H. Architectural Guidelines Committee**

The work is completed and the Committee is waiting for Attorney Gainer's comments. The strategy is how to inform the community. The next meeting will be on August 2 at 4:30 p.m.

**8. OLD BUSINESS**

Follow up on the root barrier-the first bid was at \$100 a foot, needs an official quote; the barrier needs to be three (3) feet away from the house. Terry noted that if we can budget for the next year, it makes more sense.

**9. NEW BUSINESS**

Vote on vacancy of Gave Lavine-Amy Lacy was unanimously appointed as a Trustee. She is a 20 year resident of the subdivision and an attorney.

Review of 2023 Legislative Changes-a. HB 886-changes on assessment lien notices. We are already conforming to the law. b. HB 614-the state has new law on penalty policy. This is shift in state policy from the past. We have a draft of the policy and will work with Attorney Gainer to formulate a policy for DVCA. c. HB 1193-the bill prohibits discrimination on the basis of method of payment. This law is unlikely to apply to DCA.

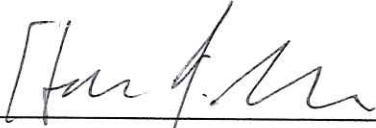
**10. EXECUTIVE SESSION**

At 8:03 p.m., the Board went into an executive session.

On property referrals, on House A, it was decided that a letter will be sent to the resident to clean the entire yard (mowing, trimming, and clearing the backyard); and on House B, a letter will be sent to clear the trailer parked. On House A, 30-day notice will be sent to allow for additional time. Out of Executive session at 8:52 p.m.

11. **ADJOURNMENT**

A motion to adjourn was made at 8:54 p.m. by Eric Toureilles and seconded by Bill Wilkinson. The motion passed unanimously.



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Submitted by Hak Dickenson  
DVCA Secretary



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Accepted by: Eric Toureilles  
DVCA President