

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY, AUGUST 28, 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 7:10 PM.

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

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

Eric determined that a quorum was present with those 7 members attending. Amy Lacy was seated as a new Trustee.

2. **APPROVAL OF MINUTES**

After a review of the July Board Meeting minutes, David O'Brian made a motion to approve the minutes and John Murphy seconded the motion. The motion carried unanimously.

3. **RESIDENTIAL INQUIRIES**

Aaron Azios and Dan Dmytryshyn from Precinct 4 attended the meeting and reported several work orders completed; among them were repair of broken concrete and restriped work on Clay Road, completion of repair of guard rail at Barker Cypress, and requested repair at Deerfield Village Drive. Aaron stated that any further request for repairs should be sent to him and he will take care of it. Eric also reported that the County Health Department now has a nuisance and abatement unit.

A discussion on root barrier issue was resurrected. The resident had reported the root barrier issue a couple of meetings back and he now asked when the work may begin. There was no motion to pay on this item as the payment matter would be subject to budget constraints as this item costs \$8,320, which we are not budgeted for. The consensus of the Board was that the matter would be scheduled for next year's budget, which would be discussed in October.

4. **PRESIDENT'S REPORT**

Eric introduced Lisa Gilpin our new Assistant Manager at the meeting. Eric again noted that due to the unusual hot streak of weather, we are now at voluntary stage 1 of water conservation. We could get to Stage 2 drought soon, which is still voluntary. At Stage 3 there may be fine for over usage. Eric recommended reading MUD District 136 website. Eric noted that all the committees are working on the next year's budget. Eric reported that the Art Reyes case was ruled in favor of DVCA, and its volunteers at the District Court level.

5. **MANAGER'S REPORT**

Cat reported approval of three (3) swim at own risks cards; three (3) rentals this month; processed twelve (12) AAs; and reported air condition problem (probably condenser) at the Club House.

6. **STANDING COMMITTEE REPORTS**

A. Security Committee

Simon reported that neighborhood was quiet, 1 burglar of vehicle reported, no charges filed, and some suspicious vehicle activities. Still no new SEAL Security Neighborhood Signs up.

B. Landscape Committee

Tom reported that the County took out a tree and they need to repair sidewalk and curve at Longcliffe and Tarnbrook. There's also a magnolia tree there that needs to be cut as well.

Tom also discussed community Christmas decorating. Connie Corkle and others suggested decorating ideas with ribbons and such. The total estimated cost is \$2,000. There was a question on where the jurisdiction of the Christmas decorating should lie. Eric made a motion to approve the budget and John seconded it and the motion carried. A motion was also made by Eric and seconded by John for the Landscape Committee to have official jurisdiction of the Christmas decorating matters for budget purposes and the motion was carried.

C. Recreation Committee

There's pool party on September 4, Garage sale on October 14, and Music on the Green on September 9.

D. Tennis Committee

Mark reported that there are no issues. Storm knocked down wind screens. A tennis league was established; and a proposed budget submitted.

E. Swim Pool Committee

Carissa reported Pump #4 needs repair and will be repaired; \$600 reserved for repair. There are three weekends left for pool. Guards have done a good job; no issues with kids.

F. Financial Services Committee

The collection percentage at the end of July was 96.3 %; at this time last year, the percentage of collection was 97.4%. Our operating net income was \$15,406 for the month of July. The year to date net operating income is \$41,521 under budget. The estimated unencumbered cash stands at \$196,877.

G. Deeds Committee

Janelle reported that the budget for the Committee was submitted. This period was relatively quiet; a number of AAs were approved; also the Committee discussed resurrecting "yard of the month" awards.

H. Community Service Committee

Rick inspected and photographed many portions of outer perimeter fences. There are a number of fence issues, leaning and bent posts, rail cover separations, bottom rail popping issues and other things. Steve Gunzelman stated that recent storm caused some problems on the perimeter fence as well. There are repair and warranty issues connected with the treks fence. There's a 25-year warranty on the materials and 5-year labor. Steve recommended that due to number of issues, one person should be designated as a point person. Eric volunteered that he can work on the matter and suggested that it would take some patience to work out the treks manufacturing material and repair problems. We will have a special committee working on warranty issues, to assist CS Committee.

Building repair was completed and it looks good. LED lighting in the breezeway installed and new rugs procured. Budget submitted for plumbing work.

I. Architectural Guidelines Committee

None reported.

8. **OLD BUSINESS**

None

9. **NEW BUSINESS**

A discussion for a Pool Lift for handicapped residents was discussed. Amy is to look into ADA issue, and work with Carissa on due diligence details and report to the Board. The cost estimate is \$2,000-\$5,000.

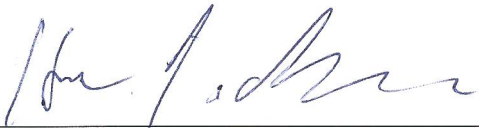
10. **EXECUTIVE SESSION**

A motion was made by Eric and seconded by Amy to go into Executive Session, and the motion was unanimously approved. At 8:37 p.m., the Board went into an executive session. The Board left Executive session at 8:55 p.m.

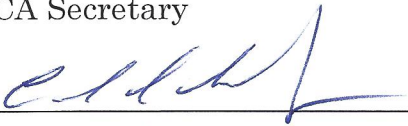
On property referrals House A, a motion was made by Eric and seconded by Brent, to send a pre-attorney letter and follow-up attorney letter to the resident, as necessary. The motion passed unanimously.

11. **ADJOURNMENT**

A motion to adjourn was made at 8:56 p.m. by Brent Burris and seconded by Eric Toureilles. The motion passed unanimously.



Submitted by Hak Dickenson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President