

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY, SEPTEMBER 25, 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 7:00 PM.

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

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 August Board Meeting minutes, David O'Brian made a motion to approve the minutes and Terry Gray seconded the motion. The motion carried unanimously.

3. RESIDENTIAL INQUIRIES

The location of SEAL signs were discussed; will locate the SEAL signs on the existing posts (signs of "We love our Children") at six (6) entrances and three (3) additional posts, hopefully installed by the County.

4. PRESIDENT'S REPORT

Eric reported that there will be annul budget meeting on October 19 at 7:00 p.m. On October 12, MUD is voting on the tax rate, the rate proposed to be reduced by 3.2%.

5. MANAGER'S REPORT

Cat reported several ongoing activities; the broken air conditioner at the office is now fixed; approval of fourteen (14) SAYOR program; three (3) rentals this month; processed eight (8) AAs; two new ads; and a lot of time spent on training.

6. **STANDING COMMITTEE REPORTS**

A. Security Committee

Simon reported that neighborhood was quiet, the only incidents were suspicious vehicles, persons and activities and minor incidents.

B. Landscape Committee

Fall planting proposal included planting at Clay Rd. and Patio Homes entrances, Rec. Center parking lot bed, marquee, deer bed, flag bed, and round bed by the pool, with the emphasis on the north end. The \$6,000 proposal was approved by unanimous consent, with first motion made by John and seconded by Amy.

C. Recreation Committee

Roger reported that several activities will occur for the remainder of the year; pancake breakfast; garage sale; paper shredding; Halloween Party; craft bazaar; and a family campfire vs family campout.

D. Tennis Committee

Mark indicated a lot of usage by the residents for tennis court, including pickle ball. Mark will get a quotation for replacement of two oldest wind screens. No meeting to be scheduled in October and January, but will hold meetings in November and December.

E. Swim Pool Committee

No quorum and no meeting last month. Brent reported on behalf of the Committee. He stated pool gate bar needs repair.

F. Financial Services Committee

Tom reported that there were 74 payment plans in effect this year, of which 55 paid completely, and 15 plan currently active. There were two attorney referrals added, and two more will be added, and probably more. Collection rate for 2023 assessment is at 96.8%; this is slightly lower than a five year average. Terry noted that \$250K of the funds in Edward Jones account are being transferred into a three month deposit account and working to improve interest rate for Alliance Association Bank securities to take advantage of higher interest rate environment in the current financial market. The Budget Packet, the work product of the Finance Committee, was handed out to the Board members. Terry thanked the committee members' fine work.

G. Deeds Committee

Janelle reported that Committee discussed resurrecting "yard of the month" awards, thinking that it would improve community spirit. The Board members thought it has its Pros and Cons, and asked that guidelines be considered and presented on how that program would work; such as how many to be awarded, the frequency of the award, and the manner of recognition, whether by the monthly letter, award sign or some other ways of recognition. It was discussed that having a section in the newsletter recognizing 5 of the nicest yards might be better than signage for 1 or 2 yards. Additionally, holiday decorations would be considered for specific holidays. There was not much consensus on awards for holiday decorations.

H. Community Service Committee

Need to treat ants and other pests along the fence, knock down ant mounds and treat them along the fence. One treatment for semi-annual ant treatment is \$1,300. Kim made a motion to approve the expenditure, and David seconded the motion, with unanimous approval of the expenditure by the Board. Also, several plumbing issues were addressed during the month, including air conditioner, water heater piping, piping connected to water heater pan, and air conditioner piping. There should not be any more problem with the overflow issue.

I. Architectural Guidelines Committee

Next meeting will be on October 25, at 4:30 p.m. Eric and Attorney Gainer continue to work on the draft of the Guidelines.

8. OLD BUSINESS

A discussion for a Pool Lift for handicapped residents was continued. Amy reported on some preliminary research she did on ADA issue; whether DVCA has a public or private pool; she will do further research on the matter. This is somewhat in grey area of the law, depending on facts.

9. NEW BUSINESS

An amendment to the Bylaws was proposed permitting the Board to enact a penalty policy, permitting monetary sanction for violation of Restrictive Covenants, Declarations, the Guidelines, and rules and regulations. In addition, the Bylaws were amended to require each member to give information to the Association regarding the member's telephone numbers and email addresses. This would help to find absent owners when needs arise for maintenance of homes and for other reasons to contact the owner.

Aaron Azio, Harris County, Precinct 4 representative, commented that the County opened a traffic study at Knotty Green and Danebridge.


10. **EXECUTIVE SESSION**

A motion was made by Eric and seconded by Hak to go into Executive Session, and the motion was unanimously approved. At 8:24 p.m., the Board went into an executive session. The Board left Executive session at 8:52 p.m.

On property referrals House A, the Board recommended to the Deeds Committee that it should reassess the AA based on the information submitted by House A. The Board members also commented that effectively the House A's request was to simply expand the backyard and therefore permitted.

11. **ADJOURNMENT**

A motion to adjourn was made at 8:53 p.m. by Terry Gray and seconded by David O'Brian. The motion passed unanimously.


Submitted by Hak Dickenson
DVCA Secretary
Accepted by: Eric Toureilles
DVCA President