

DEERFIELD VILLAGE COMMUNITY ASSOCIATION
REGULAR BOARD MEETING
MONDAY, NOVEMBER 26, 2023
7:00 PM

The regular meeting of the Board of Trustees of Deerfield Village Community Association was held at the community center. President Eric Toureilles called the meeting to order at 7:02 PM. Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Terry Gray (Treasurer), Hak Dickenson (Secretary), Bill Wilkinson, John Murphy, David O'Brian, Kim Samman, and Amy Lacy.

I. DETERMINATION OF QUORUM (5 required)

Eric determined that a quorum was present with 9 members attending.

II. APPROVAL OF MINUTES

After a review of the Regular October Board Meeting minutes, Terry Gray proposed a correction of the proposed minutes relating to Tennis Committee expenditures, and thereafter with the correction he made a motion to approve the minutes and David O' Brien seconded the motion. The motion carried unanimously.

III. RESIDENTIAL INQUIRIES

No Residential Inquiries.

Precinct 4-Precinct 4 representative, Azios Aaron, reported that poles are up for SEAL security signs, and reported also that the county is looking into the question of whether a "DO Not Block" should be placed on a street. Presently, there are no county work orders pending.

IV. PRESIDENT'S REPORT

Eric wished everyone Happy Holidays and stated that there will be a Snow Day event for children on December 10. No Board meeting in December.

V. MANAGER'S REPORT

Cat reported that payment for 2024 assessments are starting to come in. The November Deerfield Family Campfire event was successful. The Social Dinner will be on December 8 with a dinner and magic show. The fee will

be \$15 per person. During November, the Office processed five (5) AAs with the Deeds Committee and contracted four (4) rentals.

VI. STANDING COMMITTEE REPORTS

A. Landscape Committee

Tom made a tree trimming proposal for year 2024, seeking a blanket approval for entire \$28,000, the budgeted amount. It was decided the proposal was to seek half ($\frac{1}{2}$) of the approved budget for approval and the approval for the remainder would be sought later in the fiscal year. Terry made a motion to approve the half ($\frac{1}{2}$) of the budgeted amount, which was seconded by John and the proposal was unanimously approved.

B. Security Committee

A proposed renewal agreement and pricing for SEAL for 2024 negotiated by Glenn Sommers was discussed. The contract will be an increase of 6% over the last year. A motion was made by Eric to approve the proposed contract, which was seconded by Terry and the proposed contract was approved unanimously. Eric also suggested that another quote must be obtained for the next security contract, as our policy and the law require a competing quote. It has been 3 years since the last competing bid. The Board also determined that “No Smoking and Parking” sign should be installed as SEAL officer found some teenagers appear to be gathering at late night hours and/or sleeping near the playground. Eric suggested to obtain a quote for the sign and if it is under \$1,000, go ahead with the installation of the sign.

C. Finance Committee

Tom reported all payment plans for this year have been resolved except seven, and one (1) of those was recently paid and remaining six (6) will be either terminated or further discussion for continuation. The accounts receivables are at 97.4%; unencumbered cash is at 87% of target, lowered than previously shown.

The costs of outer perimeter fence will be expensed, instead of capitalization, and an adjustment will be made to equity account in the balance sheet. There will be a hit of \$1.2 million for the book value of the fence and a corresponding entry to net special assessment to the liability

account and also make an adjustment for the equity account. The accounting entries will follow the convention most HOAs are currently using. The Board determined that there is no need to approve the accounting entries by the Board vote as accountants may make entries as appropriate.

D. Recreation & Yes Subcommittee

Roger proposed that a Snow Day contract be approved for \$1,800. Eric made the motion to approve and the motion was seconded by Kim, which was unanimously approved.

Roger also reported that Men's Group power washed the signs at Clay entrance. Additionally, to utilize additional meeting space the store room was cleaned and painted by the Men's Group.

E. Swim Pool Committee

There is a consensus to sign the proposed Pool contract, which is 5% increase over the last year. Eric made a motion to approve the contract and the motion was seconded by Brent, and the motion was approved unanimously. It was also noted the competing bid was very difficult to obtain for this type of swim contract.

F. Tennis Committee

Mark reported that one extra net would be required for pickle ball at the cost of \$200. He would like to have a total of four, two for tennis and two for pickle ball. Amy wanted folks to know that registration for women's doubles league would start in December and mixed tennis league would start in April.

G. Community Services Committee

None.

H. Architectural Guidelines Committee

Terry reported that we are close to finish the Guidelines. Next meeting will be held on November 30, at 4:30 p.m.

E. OLD BUSINESS

Pool Lift Research-the report was postponed and will discuss in January to consider the options, including portable styles.

F. NEW BUSINESS

There were two residential appeals.

a) Property A

A house on Farnsfield had black stained fence. The owner stated that it was contractor that painted the color. The appeal was denied since the owner did not have a prior consent from the Deeds.

b) Property B

The owner wanted to extend the side fence by six (6) feet. The Board voted six (6) to three (3) in favor of the owner to extend the fence by three (3) and a half feet.

IX. EXECUTIVE SESSION

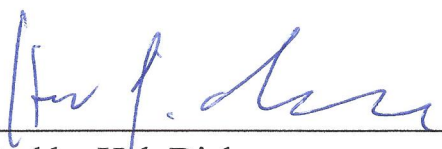
A motion was made by Eric and seconded by Terry to go into Executive Session, and the motion was unanimously carried. At 8:31 PM, the Board went into an executive session.

The Board decided that the attorney may proceed with the Lien on House A. On House B, it was decided by the Board that more information would be needed, and Kim would investigate where to send the delinquency notice.

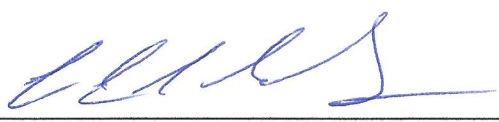
The Board concluded the Executive session at 8:44 PM.

X. ADJOURNMENT

A motion to adjourn was made at 8:47 p.m. by Eric Toureilles and seconded by Brent Burris. The motion passed unanimously.



Submitted by Hak Dickenson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President