

**DEERFIELD VILLAGE COMMUNITY ASSOCIATION
REGULAR BOARD MEETING**

MONDAY, February 26, 2024

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 7:04 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, and Amy Lacy. Kim Samman was absent, and John Murphy had her proxy.

I. DETERMINATION OF QUORUM (5 required)

Eric determined that a quorum was present with 8 members attending.

II. APPROVAL OF MINUTES

Terry Gray suggested the correction of the proposed minutes to properly reflect the security services budget for 2024. The correction was submitted to Eric, as it involved multiple corrections of the budget sentence. After the correction and a review of the Regular January Board Meeting minutes, Terry made a motion to approve the minutes and Dave O'Brian seconded the motion. The motion carried unanimously.

III. RESIDENTIAL INQUIRIES

The presentation of residential inquiries was bypassed in favor of the New Business matter of HART (Holistic Assistance Response Team). A motion to break from the order of agenda was made by Eric, seconded by Kim, and the motion passed. **See New Business for the details.**

IV. PRESIDENT'S REPORT

None.

V. MANAGER'S REPORT

The office continues to support standing committees' daily activities and residents' issues. The office staff is also presently helping the election committee. The office processed 4 AAs and processed some 58 plus payments. Water drinking fountain is working with the valves fixed.

VI. STANDING COMMITTEE REPORTS

A. Landscape Committee

Not present.

B. Security Committee

No serious activity reported; a suitcase was recovered from a house. Simon reported that he was re-elected as the chair with Angela as vice-chair and Terry as the secretary. Brent made a motion to approve the officers, seconded by Terry, and the motion was adopted.

C. Recreation & Yes Subcommittee

Pancake breakfast is on March 23, to greet the candidates. Both Music on the Green and the spring garage sale will take place on Saturday, April 6.

D. Finance Committee

Tom reported overspending of \$5,500, which was greater than the budgeted amount. The total reserve spent was \$73. There are 67 pay plans initiated as of the end of the month. One attorney referral was discussed as result of no payment for 2 years by an owner, and will be addressed in Executive Session. Trended accounts receivables: collections for 2024 assessments as of end of January were at 71.6%; 258 properties have unpaid the 2024 assessments.

E. Swim Pool Committee

No report; a lot of good candidates for lifeguards this year.

F. Deeds Committee

Eric will send Deeds Primer and Quick reference to Buddy Scott for review by the Deeds. Buddy noted that wordings in the penalty policy needs to be adjusted to properly reflect the authority of the Deeds. The committee chair also noted that on a house that has charcoaled colored fence, there's also a fence picket violation not facing the proper direction. The question is how to deal with additional violation since one matter is already within the Board's jurisdiction but the other issue. Eric noted that he will check with Gainer on the procedure.

In terms of the reporting structure, and in response to Buddy's questions, Eric stated that the Office reports to the Board. Cat reports to Vice-President, Brent, and Lisa/Deborah reports to Cat and Eric.

G. Community Services Committee

Dave O'Brian reported on behalf of the committee. There were 10 locations in which the curbs at patio homes were repaired. Recreation center trash enclosures are completed. On the repair issues for the perimeter fence, the distributor indicated that the material is the problem and Trex needs to come out and inspect the fences. As for the breezeway, the committee is considering different materials for flooring.

H. Tennis Committee

Mark reported that all courts are working in good order. Texas Christian High is using the courts on Mondays and Fridays.

I. Architectural Guidelines Committee

Terry reported that the committee met and worked on the changes to the website concerning the Guidelines. The Town Hall meeting is on March 6 at 7:00 P.M.

J. Election Special Committee

The deadline for Trustee Application for the election must be received by March 8. Pancake breakfast will be on Saturday, March 23. The election will take place April 9-13. Immediately after the annual meeting, the new trustees will be seated on May 14.

VII. OLD BUSINESS

None.

VIII. NEW BUSINESS

A. HART (Holistic Assistance Response Team) is a Harris County program that seeks to reduce the burden of law enforcement in responding to non-violent 911 calls. HART diverts these calls to unarmed, specially trained personnel who respond to the social and mental health needs of community members. They often take on lower-level crimes and have 12 teams responding. First year, HART serviced 2,200 calls. In year 2, they responded to 4,300 calls. Last year, HART responded to a total of 8,000

calls. HART is hopeful that more and more community members would first call them, rather than the sheriff's office.

IX. EXECUTIVE SESSION

A motion was made by Eric and seconded by Kim to go into Executive Session, and the motion was unanimously carried. At 9:20 PM, the Board went into an Executive Session.

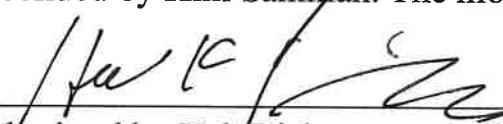
The Board concluded the Executive Session at 9:49 PM.

The Board discussed two houses, with overdue assessments, which was agreed that the finance committee members will talk to the residents about the assessments due. On third resident's house, the property will be referred to attorney Gainer, as they are over 2 years delinquent.


After the close of the executive session, Eric made a motion to approve the manner of handling the cases proposed above, with Terry seconding the motion, and the motion carried.

X. ADJOURNMENT

At 9:53 p.m., a motion to adjourn was made by Eric Toureilles, which was seconded by Kim Samman. The motion passed unanimously.



Submitted by Hak Dickenson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President