

Deerfield Village Community Association
REGULAR BOARD MEETING
MONDAY, April 22, 2024
7:00 p.m.

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 called the meeting to order at 7:08 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bill Wilkinson (Secretary), John Murphy, David O'Brian, Kim Samman, and Amy Lacey. Terry Gray was absent and provided his proxy to Eric.

I. Determination of Quorum (6 required)

Eric determined that a quorum was present with 7 members attending.

II. Approval of Minutes

Eric made a motion to accept the March minutes as submitted. Brent Burris seconded the motion, and the motion was carried unanimously.

III. Residential Inquiries

None

IV. President's Report

Eric reported that a vehicle has gone through the perimeter fence on Barker-Cypress, just before Keith Harrow. This has already been fixed by our Fence contractor.

V. Manager's Report

Cat advised that the office staff was very active in the Election of trustees. She also reported that there with 8 Architectural approvals, and 4 rentals. The door to the Annex room was completed.

At this point Brent made a motion to break from the agenda for a short presentation from Harris County Precinct 4 representative. The motion was seconded by Eric and the motion was unanimous.

Megan Blackwell talked about a scheduled May 4th meeting, called a “listening session”, to allow residents to come in and hear what the precinct will be trying to accomplish as well as to allow residents a chance to voice opinions.

Eric made a motion to resume the agenda, and it was second by Brent. The motion passed unanimously.

VI. STANDING COMMITTEE REPORTS (Including Funding Requests and Board Authorizations)

A. Landscape Committee:

a) **Tree Trimming Proposal-** Tom advised on the current budget for tree trimming in the DVCA. The budget for this item is \$28,000 for the year. Total per quotes and ongoing work is \$43,500, for budgeted shortfall of \$15,500. 20 trees need to be removed, although only 17 are critical. Possible savings would be to move stump renewal to 2025, moving current balance of \$5,000 from the sidewalk maintenance budget to Trees, and divert removal of tennis court shrubs which would be an additional \$3,225. Discussion was tabled to get additional bids on tree and stump removal.

b) **Main Entrance Planting Proposal-** Several ideas for this proposal include starting a “Garden Club”, which would reduce the funds needed for planting, as the suggestion was to enlist some DVCA members in planting flowers. We could also extend current patio home rule to the rest of the subdivision. Another suggestion would be to look at a 501C(3). Updated proposals to be presented at May board meeting.

B. Swim Pool Committee

New tables are needed for the pool. One has been ordered to check on size and quality. If acceptable, we would like to order 3 more. Cost is \$570, leaving \$430 in furniture budget. We will save approximately \$2,500 due to Cy-Fair going back to school is starting school a week early for 2024-2025 school year, which would defray the cost of the

tables. A motion was made by Eric to take \$1,000 from the AB contract account if needed, and it was seconded by Bill Wilkinson. Motion carried unanimously.

C. Security Committee:

Simon reported that all areas of concern have declined. There was only one reported burglary and one collision for the last month.

D. Tennis Committee:

Mark advised that new tennis nets and shrub trimming are well within the tennis budget. Courts 3 and 4 need resurfacing. Committee will start requesting quotes for resurfacing, effective in the first quarter of 2025.

E. Recreation Committee and YES Subcommittee:

Roger gave an update on the many events coming in summer of 2024. He also asked to keep talking to residents about becoming committee members as there are currently only 4 members to handle over 20 different events planned for the summer.

F. Financial Services Committee:

Tom reported that Accounts/Received for 2024 are at 88.9%, which is slightly lower than the previous 5 years and .90% lower than last year at the same time. Unencumbered cash is 64% of the targeted safety reserve. There are 91 properties that have had demand letters sent. There are 4 properties on the attorney referred list.

G. Deeds Committee:

Buddy discussed the "white rock" home. It was advised that the HOA can adopt rules to describe what is acceptable. The AA came in after the completion of the project. The only wording currently is that it must be harmonious with rest of subdivision. Continued discussion was tabled until the May board meeting. 11 properties were discussed in the Deeds committee meeting with various stages of letters sent to homeowners.

H. Community Services Committee:

Bids are being reviewed to change covers on the breezeway floorings. Committee is still discussing the materials to be used and which areas to coat.

I. Architectural Guidelines Special Committee:

Eric indicated we had a great kickoff meeting of the updated committee. He indicated 17 members are signed up, and 14 were residents, and 3 were board members. They will be meeting twice a month, the 2nd Wednesday and 4th Thursday at 7PM, in the Clubhouse. A set agenda will be published on the DVCA website 0 days ahead of next meeting. A Charter will be approved to guide the committee.

J. Election Special Committee:

John advised of a record turnout with 141 votes being received. It was good to see the residents making their voices heard on the 3 new board trustees. Amy Lacey, Kim Samman, and Eric Toureilles were elected for these positions.

VII. Old Business

A. Pool Lift Research

Amy reported that the HOA is not subject to ADA rules, public accommodation. Eric made a motion to table this request, and it was second by Kim Samman. The motion passed unanimously.

VIII. New Business

A. Approve new AGC Charter

The group reviewed and discussed the Proposed AGC Charter and Guidelines of the new resident centric committee. John Murphy made a motion to approve as presented. Kim seconded the motion, and the board unanimously approved the motion.

B. Review and approve new Easement Agreement for RCUD

Board reviewed changes and will approve agreement at next meeting. Rolling Hills attorney will need to get with our attorney on some of the items.

IX. Executive Session (Property discussions, referrals, legal, and personnel)

Motion was made by Eric to go into Executive Session at 8:52 PM, and it was seconded by Kim Samman. Unanimously approved.

A. Property referrals/liens requested by Finance

Four properties are on the attorney referred list. Board agreed that the attorney is proceeding with legal action on these properties, still waiting for an update as to where in the process these are at.

Board left Executive Session at 9:04 PM.

X. Adjournment

Kim Samman made a motion to adjourn, seconded by Amy Lacy, approved unanimously. Meeting was adjourned at 9:05 PM.



Submitted by Bill Wilkinson
DVCA Secretary



Accepted by Eric Toureilles
DVCA President