

## DEERFIELD VILLAGE COMMUNITY ASSOCIATION

### ANNUAL MEETING OF THE MEMBERS

Tuesday, May 14, 2024 – 7:00 PM

- I. The annual Meeting of the Members of Deerfield Village Community Association was held at the Community Session. President Eric Toureilles called the meeting to order at 7:04 p.m. Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Bill Wilkinson (Secretary), John Murphy, Kim Samman, and Amy Lacy. Terry Gray (Treasurer) and David O'Brian were absent. No Quorum of 6 is required.

Eric broke from the agenda for a short presentation by Harris County Precinct 4 representative Megan Blackwell. She advised of several meetings upcoming for residents of Precinct 4 to attend, express opinion on various items, and generally to interact with members of Precinct 4 staff.

## II. Annual Condition of the Association

**a) President's Report-** Eric reported that the overall operations are doing well. DVCA has just under \$1.5 million in cash/reserves as of April. DVCA currently has a balanced budget, and Eric thanked the various committees for working well within their individual budgets. The board will be working this year on updating Fines and Guideline policies, faster Deeds process, and working with MUD 136 on improvement projects. We will be addressing issues with our perimeter TREX fencing, making website enhancements, as well as SEAL security continued efforts to keep DVCA crime rate very low. Eric gave a brief update about ongoing legal status and financial impact of the Art Reyes Lawsuit. Finally, DVCA is looking for office help to assist the Deeds Committee in various needs.

**b) Treasurer Report-** Tom Choate reported that DVCA is in sound condition for this year and beyond. The biggest expense in 2023 was for legal expenses. Currently 92% of assessments have been received as opposed to 94% this time in 2023.

**c) Manager's Report-** Cat reported that she felt the office's accomplishments were the continued work with our various committees, as well as ongoing good

working relationship with CMS. Her big goal for 2024 will be to work with the new Architectural Committee as well as the Deeds Committee.

### **III. Standing Committee Reports**

#### **a) Landscape Committee**

Steven Shelley reported that the committee has performed mulching and power washing in the area of the clubhouse. The sprinkler system was tested and repaired and ready for the summer. He also stressed the 17 trees that still need to be cut down on the greenbelt. Steven asked to discuss the tree removal bids in the Annual Board meeting for approval. He indicated 6 bids were received. Committee still plans to update No Trespassing signs within the Greenbelt and Common area.

#### **b) Swim Pool Committee**

Committee achievements in 2023 include many small repairs at the pool. They also have been active in obtaining quotes to replace furniture. Their goals for 2024 include continuing their repairs, obtaining quotes on needed work around the clubhouse, as well as continuing to collaborate with the residents. They have a need for at least 1 new committee member.

#### **c) Financial Services Committee**

Tom advised the members and board that they currently only have 6 members and are looking for at least one more to join the committee. Most notable achievements for 2023 continuing good relationship with CMS. Goals for 2024 include having a 2025 budget completed by the fourth quarter, as well as trying to get attorney referrals sent on non-pays in a timely basis.

#### **d) Community Services Committee**

No report from the committee. Eric noted that the committee had repaired and updated plumbing in the annex in 2023, and the new trash area fencing. The goal for 2024 is Perimeter fence repairs and new flooring or coating under the clubhouse breezeway to replace 40-year-old existing flooring that is old and deteriorating.

#### **e) Security Committee**

The reported accomplishment was to get improved signs posted throughout the subdivision that show we have a security presence through SEAL and improved

the relationship with SEAL. It was expressed that they could use at least 1 new member.

**f) Deeds Committee**

Buddy reported the Yard of the Month has caught on with the residents, with a separate award for patio homes as well as main residents. They have also started a Christmas decoration award. Finally, working with the committee, the home with the high number of unsanitary issues has been taken care of. Goals for 2024 are to work closely with AGC in updated guidelines as well as working on an updated fines policy for the subdivision.

**g) Recreation Committee**

Achievements include updating the small room meeting room update, as well as doing many events in DVCA, with only 3 members. They could really use several new residents to serve. Their goal for 2024 is to update and/or replace exercise equipment on the greenbelt. There are now 20 different clubs in Deerfield. Finally, they are trying to move some events off site, such as a wine tasting and a New Year's Eve party, to reduce the workload on volunteers.

**h) Tennis Committee**

Mark reported they could use another member or 2 as currently have 5 members, but 4 are also involved with other groups. Tennis courts have new fencing and windscreens which were completed from 2019 through 2023. For 2024, benches need to be updated and/or replaced. Finally, Texas Christian has finished second place in the state finals for their division! Pickleball playing has continued and is growing all the time.

**IV. Election Committee**

John Murphy reported the 2024 election had 142 residents vote, which is the highest amount in recent years. Congratulations to the 3 members elected: Eric Toureilles (130 votes), Kim Samman (91 votes), and Amy Lacy (83 votes). We thank Jim Larue, Philip Lanham and Lilly Jefferson for running. See attached.

**V. Resident Inquires**

There were no inquiries at this time.

**VI. Adjournment**

Eric adjourned the meeting at 7:57 PM.

DVCA ANNUAL MEETING OF THE MEMBERS

May 14, 2024

2024 DVCA TRUSTEE ELECTION SUMMARY

The following is a brief summary of the 2024 DVCA election for the Board of Trustees. The election was conducted in accordance with historical schedule and voting in accordance with state and local government guidance. The election was completed on April 13, 2024, and ballots were counted on April 13, 2024, with all five (5) members of the Election Committee participating.

1. Total number of envelopes in the sealed ballot box .....	142
2. Total number of normal envelopes.....	142
3. Total number of provisional envelopes .....	0
4. Total number of normal envelopes rejected for not following the voting process, not written across the seal, etc. ....	0
5. Total number of provisional envelopes rejected (no valid proof of Deerfield ownership, etc.) .....	0
6. Number of valid ballots .....	142
7. Number of ballots cast for each candidate, including write-ins:	
Kim Samman	91 (elected)
Philip Lanham	47
Jim LaRue	56
Amy Lacy	83 (elected)
Eric Toureilles	130 (elected)
Lilly Jefferson	12
Write-in Vote (Brent Burris)	1
Total Votes Cast	420

Reconciliation of Total Votes Cast with Total Ballots:

Total Votes Cast	420
Undervotes	6
Total	426
Reconciliation (142 x 3)	426

Submitted by the 2024 Election Committee (John Murphy [Chair], Terry Gray [Vice Chair], Lisa Gilpin, Catherine Guiberteau, and Deborah Plattsmier).