

DEERFIELD VILLAGE COMMUNITY ASSOCIATION

REGULAR BOARD MEETING

MONDAY, March 25, 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), Bill Wilkinson (Secretary), John Murphy, David O'Brian, and Kim Samman. Amy Lacy was absent, and Brent Burris had her proxy.

I. **DETERMINATION OF QUORUM** (5 required)

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

II. **APPROVAL OF MINUTES**

Eric made a motion to accept the February minutes as submitted. Terry Gray seconded the motion, and it was carried unanimously.

III. **RESIDENTIAL INQUIRIES**

Resident Paul asked about his correspondence with Eric (on behalf of the Board) on the matter of bidding of the security contracts. Eric stated that an informal bid was gathered as a sanity check from Spartin Security a couple years past. Paul stated he could not find any information on the matter through the searches he did, so it is like it never happened. The resident was hopeful of a more formal process of bidding and information on the bidding process. He also urged the Board to take "an outside approach" of not relying so much on SEAL during the bidding process. The Board in principle agreed. We will publish the information we receive on the bids in the Board minutes, so every resident can see how we make the decision on Security Patrol. Also, a Bid Solicitation Policy will be formally approved by the Board, vs the Procedure we follow today.

IV. **PRESIDENT'S REPORT**

Eric reported that Hak Dickerson, Secretary has resigned. Eric thanked him for his services. Eric also reported that he had named David O'Brian as Deeds Board Representative. Eric reported that Trex admitted fault to the

materials and offered a settlement to the Association. The Association pushed back to also include shipping costs and labor.

V. **MANAGER'S REPORT**

The office is currently processing 2024 pool tags, where roughly 100 were completed, and around 100 remained. There are 6 rentals to be processed. Staff are helping with various tasks in connection with the Election Committee. There were 9 AA's reviewed in the last month.

VI. **STANDING COMMITTEE REPORTS**

A. Landscape Committee

Landscape Committee- Tom Gerrity advised on various proposals. These include 1) Spring Annuals Planting, 2) Clubhouse Garden Restoration, 3) Common area tree work Part 2, and 4) Sidewalk repair.

Eric advised the Board to review. He will go through the landscape Trustee rep John Murphy if any additional questions.

B. Security Committee

No serious activity reported this month. Resident Paul asked Eric for copies of RFQ's (request for quote) and/or prior RFP's (request for proposal) for Security Services. Eric responded he did not have any RFQ/RFP's. Simon advised we had contacted 2 companies with 0 responses for competitive quotes. Our current contract SEAL expires in December 2024. We will send requests for proposals in mid-2024.

C. Recreation & Yes Subcommittee

Pancake/Meet the candidates breakfast was well attended. 4 of the candidates attended. Easter Egg Hunt went well. Several area fire fighters were there as well.

D. Finance Committee

Tom reported there were 67 pay plans for 2024. Four properties are on attorney referred list. Unencumbered cash is 62% of targeted safety reserve.

We are slightly over budget due to timing of some expenses and legal expenses.

E. Swim Pool Committee

Committee is engaging in searching for pool furniture for the coming year.

F. Deeds Committee

Committee requested recommendations for dealing with parking problems in the Patio Home area. Good discussion with some ideas put forth, but Eric suggested that a special subcommittee address this problem with Patio home resident's input. There was a discussion on a home with white rock Xeriscaping installed.

G. Community Services Committee

Question regarding Trex fencing. (See President's report).

H. Tennis Committee

No report given.

I. Architectural Guidelines Committee

Discussed AGC town hall issues and next steps. The Board agreed that based on public feedback, we should reorganize the committee to be Member centric and more transparent with future meetings.

J. Election Special Committee

The DVCA Election will be held from April 9-13. Ballot was seeded on 3/18. There are currently 3 trustee positions, with 6 resident applications received.

VII. OLD BUSINESS

A. Pool Lift Research – Kim reported that Amy would address in next meeting.

B. Confirm Fine Policy rescinded – Board took another vote, based on a technicality at the town hall vote. Motion was made by Eric and second by Terry and the motion passed unanimously.

VIII. NEW BUSINESS

A. Discuss and agree on the next steps for AGC Committee structure

Discussion with Board members as well as residents about restructuring and resident centric committee. The guidelines will be rethought, perhaps

in a unified Protective Covenant to fix the problems we have today. AGC will be looking at including additional members. A single document will be looked at to incorporate these together. Terry stated that AA's need to be reorganized but not totally rewritten. **Next meeting on April 17th.**

B. Discuss and agree on Fine Policy next steps and go forward plan

Residents were happy that the Board voted at the Town Hall to rescind the proposed fine policy. They were also in agreement that the Board is willing to consider resident input and adjusted fine policy.

C. Discuss and agree on Guidelines go forward plan and voting process.

It was agreed that all would search for the best ways to better include residents on policies going forward. One thing that was talked about was that as currently written, 51% vote by each of the 10 sections of DVCA would be needed to make changes to any of the Protective Covenants. This will require a big effort, but the Board was committed to it, based on resident support at the town hall and at the Board meetings. Eric asked each trustee if they were in favor of letting the Residents vote for the new guidelines document. Each trustee in attendance was in favor of moving forward with this approach. Eric will develop a charter from the Board for this committee, so we are all in agreement with the goals and the processes.

IX. EXECUTIVE SESSION

A motion was made by Eric and seconded by Brent to go into Executive Session, and the motion was unanimously carried. At 9:17 PM, the Board went into an Executive Session.

The Board concluded the Executive Session at 9:28 PM.

X. ADJOURNMENT

Brent made a motion at 9:28 PM to adjourn. Eric seconded the motion. The Motion was approved unanimously, meeting adjourned.



Submitted by Bill Wilkinson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President