

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, August 26, 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 at 7:01 PM. Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Bill Wilkinson (Secretary), Terry Gray, David O'Brian, Kim Samman, Amy Lacy and John Murphy.

I. Determination of Quorum (6 required)

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

II. Approval of Minutes

July minutes were approved as submitted. Brent Burris made a motion to approve, seconded by Kim Samman. The motion was approved unanimously.

III. Residential Inquiries

There were no residential inquiries.

IV. President's Report

Eric reported that Kinder Morgan will be performing pipeline maintenance through 9/5 on the greenbelt near Wilson Elementary. Also, Troop 120 will be using the pool on 9/3 from 6:30 to 8:30 for training and practicing in the use of a canoe. Bid solicitation policy has been posted. Perimeter fence work will begin roughly 11/01. Interviews were conducted for the vacant office position and offer will be extended.

V. Manager's Report

Cat reported that recent socials had gone well. These include the Ice Cream social and the Fajita social. SAYOR program is running smoothly. AA's were between 12 and 15. There were 5 rentals. Cat was also involved in the interviews for the vacant office position.

VI. Standing Committee Reports (Including Funding Requests and Board Authorizations)

A. Landscape Committee

Greenbelt signs have been completed. All sidewalk repairs have been completed. Flooding issues as well as drainage issues are being addressed. Nothing scheduled for tree work for the rest of 2024. Nine trees are scheduled for 2025. The Men's Club will do what they can on this work.

- a) **Waterwise Proposal**- No proposal as of yet, but at per-Approval remained at \$5,500.

B. Security Committee

Simon has resigned as chairman. Angela Burriss will be interim committee chairman. August was a quiet month with mostly noise complaints, also vacation watches. We continue to be satisfied with SEAL.

C. Tennis Committee

No report.

D. Swim Pool Committee

No report.

E. Recreational Committee and YES Committee

Fajita social was sold out, with 30 attendees. It was very well received. The ice cream social went well. Roger is still in need of committee members, and also needs volunteers to help with the various socials. Next up is the Labor Day Pool party, then Music on the Green on 9/14, and another Music on the Green 10/12.

F. Community Services Committee

Rick gave a proposal for Breezeway flooring with a product called Rugged Grip-Loc. Motion was made by Terry Gray to go forward with the installation. Motion was seconded by Kim Samman and was approved unanimously.

G. Financial Services Committee

Unencumbered cash is \$102,268. Collection is at 95.8%, slightly lower than last year's which was 96.3%. Only 1 open pay plan. Terry advised that 16 visits to Homeowners on upcoming referrals. Most were well received.

H. Deeds Committee

The 2025 budget remains at \$900 for year 2025. Two residents were at the meeting. One brought up problems with a home on Walnut Cove, the other discussed various rental properties on Hollywell.

I. Architectural Guidelines Special Committee

Eric reported that the new guideline process is moving along. He is pleased with the process.

VII. Old Business

A. Easement Agreement for RCUD

RCUD lost water during Beryl. Discussions on what the market value is for the proposed easement. RCUD says the market value is \$5,000 and we agreed. We will continue discussions with RCUD on points of the agreement that need revising.

VIII. New Business

A. HOA Software next steps

The process is still in evaluation. Feedback from various committees and board members was very positive. A September call will be made to discuss competition. References on eUinfy will be investigated.

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

Eric made a motion to go into Executive Session at 8:29 pm, seconded by Terry, motion was approved unanimously.

The Board left Executive session at 8:45 pm.

A. Property referrals/liens requested by Finance or Deeds

Property A was discussed and it was agreed for Finance to submit a settlement offer of \$4000, if property owner paid within 10 days. A Motion was made by Amy and seconded by Kim. The Motion passed unanimously.

B. Lawsuits- Follow-up - None discussed.

C. New hire approval for Deeds Coordinator

The office conducted interviews with several people. One has been settled on. Discussion ensued on salaries and approval of Offer Letter. Terry motioned to approve the offer letter at the rate. Seconded by Eric, and the motion passed unanimously.

X. Adjournment

Eric made a motion at 8:47 PM to adjourn. Amy seconded the motion. The Motion was approved unanimously.



Submitted by: Bill Wilkinson
DVCA Secretary



Accepted by: Eric Tourelles
DVCA President