

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, October 28, 2024
(Continuing After the Special Board Meeting)

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 7:16 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice-President), Bill Wilkinson (Secretary), Terry Gray (Treasurer), David O'Brian, Kim Samman, Jaydi Richter and John Murphy. Amy Lacy was absent, Brent Burris had Amy's proxy.

I. Determination of Quorum & Seat New Trustee (6 Required)

Eric determined that a quorum was present with 8 members attending. Jaydi Richter was seated as trustee to complete Hak Dickerson's term.

II. Approval of Minutes

Brent Burris made a motion to approve the September minutes as submitted, and it was seconded by Eric Toureilles. The motion was approved unanimously. Terry Gray made a motion to approve the October budget minutes as submitted, and it was seconded by David O'Brian. The motion was approved unanimously.

III. Residential & HC Inquiries

A resident asked when the perimeter fence repairs would begin. Eric replied that he did not have a firm date, but this year. Harris County representative was not present. No other inquiries were noted.

IV. President's Report

Eric reported that a letter is being inserted with assessment letter, as a friendly reminder on tuning in an AA before doing exterior modifications, some more information on AGC, and asking for volunteers. The Family campout has been rescheduled for 11/16 due to weather. Trex will be shipping supplies to our contractor in November. Harris County will be reseeding the drainage ditch. The MUD advised that there is no danger of drought conditions or conservation of water

as there is plenty of surface water. There will not be a December HOA meeting.

V. Manager's Report

Cat reported that finance letters have been sent out, good results noted. Election machines have been received. A ramp has been temporarily installed ramp due to ADA guidelines. The Post Office mailbox has been repaired. 15 AA's received. 6 rentals have been received. 1 new advertiser has been received, while 1 other did not renew.

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

A. Landscape Committee

Tom advised the power washing of the wall has been postponed. Greenbelt signs have all been installed. Discussed the need for irrigation at the Vanbury playground equipment.

Planting Proposal

Discussed proposal for fall annual planting in usual common areas. The \$5,700 currently in reserves would be used for this. John made a motion to approve this proposal, and it was seconded by Terry. The Motion was approved unanimously.

B. Security Committee

Angela reported October has been a quiet month. Various noise complaints. Zero burglary or theft calls. RFI to be completed soon and a Security Patrol contract to Board in November is goal.

C. Tennis Committee

Mark thanked the Men's Group for repairing the fence on Court 3. Court 3 and 4 may not need to be resurfaced.

D. Recreation Committee and YES Subcommittee

The Family campout has been postponed due to weather. Trunk or Treat event was very well attended, great costumes and decorated vehicles. Men's Group has done some power washing on various poles. They will be starting on Christmas lights before Thanksgiving.

Roger talked about the fact that the Men's Group takes donations of groceries, eyeglasses, suitcases, prescription bottles. They also collect food for MESA. All can be dropped off at the office, or at Roger's house. The committee still needs members and/or volunteers.

E. Community Services Committee

Rick talked about the replacement of window screens in the Annex. He also presented the proposal and pricing of the additional matting in the ice machine area as well as the walkway behind the office. Total cost for these two areas would be \$1,785. Eric Motioned to approve the proposal, and it was seconded by Brent. The Motion passed unanimously.

F. Deeds Committee

Buddy talked about the AA's having a 6-month limit on completion of the project but could be renewed for an additional 6-month time period if needed. This will be added to the agenda for a vote at the November board meeting. The Board is in favor but wanted it on the agenda and voted on due to the impact as a deeds process change.

G. Financial Services Committee

Unencumbered cash is 76% of safety reserve. Accounts receivable is at 96.7% of the 2024 assessments. 36 reminder letters were sent out. There are 34 properties that have not made any payments for the 2024 assessment.

H. Swim Pool Committee

Carissa advised that the Funbrellas will be invoiced in December. Discussed 2025 contract with AB Pools. A Motion was made by John to approve the AB Pool Contract, and it was seconded by David. The Motion was approved unanimously.

I. Architectural Guidelines Special Committee

Eric discussed the insert letter to residents that goes over what is needed for AA's and about the AGC. Due to elections, the meeting for 11/7 has been postponed until 11/14. Next meeting after that will be 11/26. Eric said that things are moving but will not be done in 024.

VIII. New Business

A. Easement Agreement for RCUD

No updates from last board meeting, still in negotiation with RCUD

B. HOA Software Evaluation (Ongoing)

One reference call was made, and we had a very positive conversation. They said eUnify had good client support. We will be trying to get at least one more referral.

IX. New Business

A. None.

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

Eric made a motion to go into Executive Session at 8:10 PM, and it was seconded by Terry, motion was approved unanimously.

Guests Buddy was invited on Property Refereals and Tom Choate was invited to discuss lawsuits and collections of two properties.

The Board exited Execution Session at 8:34 PM.

A. Property referrals/liens requested by Finance or Deeds-

Property A has been sent multiple letters and is at Pre-Attorney letter stage. David motioned to send an attorney letter, if 10-day Pre-Attorney letter does not resolve matter. It was seconded by Eric and the Motion passed unanimously.

B. Lawsuits- Follow-up

Property B owes a significant amount in back HOA fees, legal fees and interest. The matter is going to court this month. The Board authorized Eric to work with our lawyer on settlement if Member wishes to resolve before all the costs of courts and lawyers.

XI. Adjournment- Eric made a motion at 8:38 PM to adjourn, seconded by Brent. The Motion was approved unanimously.



Submitted by: Bill Wilkinson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President