

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, January 27, 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 7:02 PM.

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

I. Determination of Quorum (6 Required)

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

II. Approval of Minutes

December minutes were approved as submitted. Terry Gray made a motion to approve, seconded by Eric Toureilles. The motion was approved unanimously.

III. Residential & HC Inquiries

There were no Residential Inquiries. The Harris County rep was present and advised that upcoming events could be accessed by Precinct 4 website.

IV. President's Report

Eric advised that fence repairs are proceeding well. All of Barker Cypress damage has been repaired except for a few panels. All of Keith Harrow has been completed. Work on Windsong Trails will be next. The contractor has had to contribute around \$220,000 to the completed sections. MUD is switching trash company to Best Trash, starting on February 4th. New recycle bins are red in color. Recycling switches to Tuesday. Other trash will continue to be picked up on Tuesday and Friday. Finally, there wasn't any damage to the clubhouse from the freeze.

V. Manager's Report

Cat reported that the office has been working with the various committees on tasks needing completed. Many payments and pay plans are being received as the January HOA assessment deadline is upcoming. Cluster box keys are being picked up.

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

A. Landscape Committee

a) Approve Officers

Officers will be Tom Gerrity, Chairman; Steven Shelley, Vice Chairman; Debra Fredette, Secretary. Motion to approve was made by Eric, seconded by Kim. Motion was approved unanimously. The committee also reviewed the Code of Ethics, each member present initialed the document.

b) EMB Proposal

The Marque sign needs to be replaced. We received 3 quotes. The quote from Ezzi Signs for \$16,495 was recommended. Motion was made by Eric to approve this expenditure, seconded by Kim. Motion was approved unanimously.

c) Tree Trimming Proposal

The committee has requested \$8,000 as a blanket amount for the first round of tree trimming. Motion to approve was made by Kim, seconded by David. Motion was approved unanimously.

d) Stump Removal Proposal

The Committee requested \$4,000 for tree and stump removal. Motion to approve was made by Terry, seconded by Kim. Motion was approved unanimously.

B. Security Committee

Angela reported another quiet month, most of the complaints were noise related. Zero burglaries. The committee is requesting additional members.

a) Approve Officers

Officers for 2025 include Angela Burris as Acting Chairman, Glenn Sommers as Vice Chairman, and Terry Gray as Secretary.

C. Swim Pool Committee

Carissa advised Polar Bear Swim went well, with 10-12 kids participating.

a) Approve Officers

The committee is delaying the appointment of officers until January as there were 2 members missing.

b) Pool Furniture Proposal-

Updated pool equipment is needed. The cost to purchase 42 new chairs and 2 new tables. The committee requested \$6,300 for this expense. Terry motioned to approve the request, seconded by David. Motion was approved unanimously.

D. Community Services Committee

Bill reported that additional breezeway flooring has been installed (kudos to the Men's Group). Other items include repair to annex screen damage, painting the AC/trash fence, restroom repair and renovations, and repair of damaged annex flooring.

a) Approve Officers

Officers for 2025 term will be Rick Johnson, Chairman; George Schneider, Vice Chairman, and Susan Greer, Secretary. Motion was made by Bill to approve, seconded by Kim. Motion was approved unanimously.

E. Recreation Committee and YES Subcommittee

Upcoming events include Valentines Day Party on 2/14- tickets are \$15 each (\$30 per couple); Pancake Breakfast on 3/22. The Men's Group had a busy January including mulch spreading, as well as installing a new light fixture in the ice machine room.

a) Approve Officers

Officers were not appointed as there were insufficient members present to establish a quorum.

F. Deeds Committee

The committee has decided to require 7 members voting yes to approve an AA in lieu of 6. Structural AA's will require a plain view as well as an elevation view. Several complaints have been made by residents concerning a property that is burning trash in their back yard. A Letter will be sent to homeowners to cease and desist.

House A has had 4 prior letters sent on various infractions. There have not been any responses. A pre-attorney letter will be sent on January 28th. Ten days will be given to respond, if no response has been received, this will be sent to the attorney. A motion was made by Eric, seconded by Kim to approve these actions. The motion was approved unanimously. Several complaints have been made by residents concerning a property that is burning trash in their back yard. A letter will be sent to homeowners to cease and desist this.

a) Approve Officers

Officers for 2025 are Buddy Scott, Chairman; Lisa Johnson, Vice Chairman; Charlotte Benincasa, Secretary. A motion was made by Eric to approve these officers, seconded by David. The motion was approved unanimously.

G. Financial Services Committee- Collections for 2024

assessments are at 97.25%. 30 properties did not make any payments. Unencumbered cash stands at 92%.

a) Approve Officers- Officers for 2025 are Tom Choate, Chairman; Jan Dickenson, Vice Chairman; Jay Singleton, Secretary. Terry made a motion to approve these officers, seconded by Amy. The motion was approved unanimously.

H. Tennis Committee

Mark advised that there will not be any resurfacing needed in 2025, which will save \$9,500. A windscreen was installed.

a) Approve Officers- 2025 officers will be voted on in the

next meeting in February.

I. Election Committee-

Election is scheduled for Tuesday, March through Saturday, March 29th. A pancake breakfast will be held on Saturday, March 22nd, which will include a Meet the Candidates time to listen to the candidates.

J. Architectural Guidelines Special Committee-

Eric advised that all is going well on the unified PC document.

VII. Old Business

A. Easement Agreement for RCUD

Eric advised that we are still in negotiations with RC, hopeful to have updated information by the February meeting.

B. HOA Software Evaluation (Ongoing)

A second vendor demonstration has been conducted. The name of the company is Buildium. Invitations were sent to all department chairs via Zoom.

VIII. New Business

A. Cluster box approval/update

A quote was received for \$2,350 to repair the cluster boxes damaged in January. A motion was made by Eric, seconded by Terry, to approve this quote. The motion was approved unanimously.

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

A Motion was made by Eric to enter Executive Session at 8:01PM and it was seconded by Terry. The Motion was approved unanimously.

The board left Executive Session at 8:14PM.

- A. Property A** was discussed and has substantial unpaid dues. The board discussed what action to take. As the home will be sold when

the updates are completed, it was decided that no letters needed to attorney need not be sent.

X. Adjournment

Eric made a motion to adjourn the meeting at 8:15 PM. Motion was seconded by Amy, and the motion was approved unanimously.



Submitted by: Bill Wilkinson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President