

**Deerfield Village Community Association**  
**REGULAR BOARD MEETING**  
**Monday, July 22, 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, David O'Brian, and Kim Samman. Amy Lacy and John Murphy were absent. John provided his proxy to Kim Samman. Amy provided her proxy to Brent Burris.

- I. Determination of Quorum-** Eric determined that a quorum was present with 6 members attending.
- II. Approval of Minutes-** June minutes were approved as submitted. Brent Burris made a motion to approve, seconded by Terry Gray. The motion was approved unanimously.
- III. Residential Inquiries-** Resident asked about various drainage issues caused during Beryl. He noted that a large sinkhole had appeared, as well as drainage problems. Specifically discussed was flooding that occurred along Windsong Trails and how this would be handled. Discussion on whether these areas would be handled by Harris County Flood Control or other entities.
- IV. President's Report-** Eric reported ongoing communication with Harris County on debris removal. He advised on what was going on with drought signs and to disregard. Spraying for mosquitos is ongoing, with 3 applications completed so far, and praised the Community Service Committee for proactively addressing this.
- V. Manager's Report-** Cat advised that the office continues to work alongside all committees. She said there has been great communication with Harris

County Precinct 4 concerning tree debris pickups, as well as Harris County Flood Control contacts. DVCA requests have been completed. Texas Pride was picking up a maximum of 3 trash bags per trip. The ice machine compressor has been repaired. 24 pool ID's and 22 AA's were completed. There were 7 rental parties for July.

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

### **A. Landscape Committee**

- a. Emergency approval of downed trees** - Various additional tree work and storm cleanup needs were discussed. A motion was made by Eric to approve \$2,500 to handle these items. The motion was seconded by Kim and approved unanimously.
- b. Drainage proposal** - Drainage needs for several patio homes are needed along Heather Sage. Eric made a motion to approve \$2,400 for this need. Motion was seconded by Terry and was approved unanimously. Another drainage concern has been noted and will require various remediation efforts. A quote for \$4,990 was received for this. A motion was made by Brent to approve \$5,000 for this need. Motion was seconded by Eric. The motion was approved unanimously.

### **B. Security Committee**

Simon advised business as usual. RFPs are being worked on.

### **C. Tennis Committee**

Mark advised that Beryl knocked down 7 windscreens and have been put back up. Resurfacing of the courts is needed, and a bid has been received for \$9,500.

### **D. Swim Pool Committee**

Carissa reported that an average of 65-75 residents are at the pool per day. There have not been any lifeguard problems. 1 or 2 additional tables are to be ordered. Most of the chairs are around 15 years old. Committee is looking at what new ones would cost, and they are in the \$17-\$40 per chair range.

#### **E. Recreational Committee and YES Committee**

Roger gave a recap on the latest activities. Next up is the Ice Cream social on August 18. Fajita social will be held on August 24. The committee is still looking for volunteers to help with the socials, as well as a new Committee member or 2.

#### **F. Community Services Committee**

The meeting was cancelled due to Beryl and no power. Tom mentioned that work had been completed for sprinkler work at the Keith Harrow entrance.

**Breezeway Decking Proposal** - This will be discussed in a future meeting.

#### **G. Financial Services Committee**

DVCA is \$20,000 over budget for June, \$45,554 for the year to date. Home visits were conducted for 16 homeowners in order to encourage them to take action on their money owed.

#### **H. Deeds Committee**

The July meeting was cancelled due to Beryl and no power.

#### **I. Architectural Guidelines Special Committee**

The July meeting was cancelled due to Beryl and no power. Meetings are scheduled for the 1<sup>st</sup> Thursday and 4<sup>th</sup> Tuesday monthly. To access the upcoming agenda, check the Deerfield Village website, and subscribe for the meeting agenda.

### **VII. Old Business**

#### **A. Easement Agreement for RCUD**

Eric advised that there still has not been any response from RCUD. He will try to contact them again.

### **VIII. New Business**

#### **a) Approve Bid Solicitation Project**

DVCA currently requires \$25,000 project or higher requires bids to be solicited. A motion was made by Eric, seconded by Terry, to change the wording from \$25,000 to \$5,000. The motion was approved unanimously.

#### **b) Approval revision of February Minutes**

A motion was made by Eric, seconded by David, to amend the February minutes under Residential Inquiries. The motion was approved unanimously.

#### **c) Discuss Hoa Software Purchase in 2025**

Eric reported on a new software program that he believes will greatly enhance how the DVCA can serve its residents. The company is called eUnify. A one-hour demo of the software was scheduled for Wednesday, July 31<sup>st</sup>. Committee and Board members were invited to attend the demo.

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

There was no motion to go into Executive Session.

### **X. Adjournment**

Eric made a motion at 9:25 PM to adjourn. Terry seconded the motion. Motion was approved unanimously, meeting adjourned.



---

Submitted by: Bill Wilkinson  
DVCA Secretary



---

Accepted by: Eric Toureilles  
DVCA President