

**Deerfield Village Community Association**  
**REGULAR BOARD MEETING**  
**Monday, September 23, 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 7:04 PM.

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

**I. Determination of Quorum (6 Required)**

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

**II. Approval of Minutes**

A correction was suggested under the Deeds Committee section, amending the 2025 budget to be \$900 in lieu of \$9,000. With this change, Terry made a motion to approve the August minutes, seconded by Kim. The motion was approved unanimously.

**III. Residential Inquiries**

Residents asked if the Board could track and advise on the current number of property rentals. The policy states that owners must let the office know if property is rented and transfer their right to amenities. However, they often don't until the renter asks to use the amenities. The number was not known.

**IV. President's Report**

Eric reported that the Flood Control Project has gotten under way, clearing debris in the Green Belt ditch. He also advised that the Verdant Tree Farm is not closing. We have received 3 applications for the vacant trustee opening. The applicants will be reviewed before the October board meeting, and they will be asked if they wish to speak before the meeting.

**V. Manager's Report**

Cat reported that Rose Rodriguez has accepted the position of Deeds Coordinator. Also, upcoming events include Garage Sale will be on 10/12,

ten signups have been received. The recent Music on the Green was well received, and another will be held on 10/12. Shredding and E-Cycling will be held at the Rec Center, both paper and Electronic, on 10/19. There were 14 AA's for the month, and three SAYOR were received.

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

### **A. Swimming Pool Committee**

Carissa reported that the 2024 season was a great one. All 3 pool parties were well attended. Some leaks in the garage were recently noticed. A quote for repair has been requested and will decide on how to proceed.

**Funbrellas Proposal** – A quote has been presented for approval to purchase two large funbrellas. Total cost is \$4,700. Eric made a motion to approve the purchase for December and it was seconded by David. Motion was unanimously approved.

### **B. Security Committee**

Angela advised that August was a quiet month. Committee is still looking for additional members. We are happy with the service we receive from SEAL. We are currently doing an RFI to attain Security Service bids as required by DVCA policy, due to the size of the expense.

### **C. Tennis Committee**

Mark reported that two quotes have been received to resurface courts 3 and 4. Washing and relining will be done in 2025, quote requests have been sent out. A new pickleball net was purchased as well.

### **D. Recreational Committee and YES Subcommittee**

Roger reported that the Men's Group had completed 3 projects this month, maintenance of exercise equipment, replacing of green belt warning signs, and installation of new matting in the Rec Center breezeway. He is also in need of volunteers to help in their various activities, they are very short-handed.

#### **E. Community Services Committee**

Rick wanted to extend a job well done to the Men's Group for installing the Rec Center breezeway matting, cost was \$1,200. At an additional \$3,200, matting can be added to other sections of walkways around the Rec Center. The Board showed interest in doing more for the area.

#### **F. Deeds Committee**

Buddy advised that the word "mold" needs to be deleted on communications with residents. Additionally, he feels that a time limit on AA should be instituted to 6 months maximum from the date of the AA being approved, with extension to be requested after 6 months. The Board was in agreement with both recommendations.

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

Tom advised that collection is at 96.4%. There are currently 37 residents with no payments for 2024 (41 at the same time last year). The draft budget for 2025 has been submitted, to be reviewed at the Budget Board Meeting to be held on 10/7. Terry offered congratulations to all for the work done by the Finance Committee members and the chairman.

#### **H. Landscape Committee**

Tom reported that the drainage project in the Patio Home has been completed. There are 27 stumps that need to be removed, at \$200 per stump. Fall planting will begin soon, we're trying to get Men's Group and other volunteers to help with this.

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

Eric reported that we are making progress, but it's taking a bit longer than expected. The unified PC is being worked on, which is the majority of the work. End of year completion may not be possible.

### **VII. Old Business**

**A. Easement Agreement for RCUD-** We have not received any feedback from RCUD since our contact with them last month.

**B. HOA Software Evaluation-** Eric is following up with eUnify. Two residents are checking references. Eric is happy with the product.

**VIII. New Business**

**A. Schedule Budget Meeting**

The budget meeting for 2025 was agreed by all Board Members and Finance Committee members to be held on 10/17 at 7:00 PM in the Annex.

**IX. Executive Session**

None (No qualifying items to review.)

**X. Adjournment**

Eric made a motion to adjourn the meeting at 8:07 PM, and it was seconded by Amy. The motion passed unanimously.



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Submitted by: Bill Wilkinson  
DVCA Secretary



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Accepted by: Eric Toureilles  
DVCA President