

**Deerfield Village Community Association**  
**REGULAR BOARD MEETING**  
**Monday, November 25, 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 7:06 PM.

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

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

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

**II. Approval of Minutes**

October minutes were approved as submitted. Terry Gray made a motion to approve, seconded by Kim Samman. The motion was approved unanimously.

**III. Residential & HC Inquiries**

Resident advised a work order number has been received from Harris County to install a bird bath. It was also noted that the greenbelt has been reseeded. No other inquiries were noted.

**IV. President's Report**

Eric advised that there is a meeting concerning the fencing on December 3. All materials needed for fencing repairs have been received. Work on the Barker Cypress sections will be the first to be repaired.

**V. Manager's Report**

Cat reported that sales for the Christmas social have begun. Currently 18 tickets have been sold. There have been a few December rental requests. Payment plans requests for 2025 have started coming in. SAYOR is done for the year. A discussion ensued on what the closing

time should be for rentals. Consensus was 12 AM midnight, with an exception for New Year's Eve or approved by the Manager or Board.

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

### **A. Tennis Committee**

Mark reported on the resurfacing of the courts. The Committee will vote in December on whether to proceed with the resurfacing or not. A new windscreen has been ordered.

### **B. Security Committee**

Glen reported another quiet month, most of the complaints were noise related.

- a) **Security Patrol RFI-** 4 companies responded to RFI by the deadline we set. The committee concluded none of them justified a change from SEAL. A unanimous agreement was made by the committee to remain with SEAL.
- b) **Approve the Security Contract 2025-** Terry made a motion to approve the 2025 security contract as submitted. Motion was seconded by Bill and was approved unanimously.

### **C. Swim Pool Committee**

Funbrellas have been ordered and will be invoiced in the first quarter of 2025. Cat attended the meeting and gave an update on the pumps as they are not running due to no power. CenterPoint will be out to assess. DVCA is responsible for burnt wire near meter. New dive stand caps were delivered. The roof has been determined to still be good.

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

- a. The men's group has completed the second phase of matting job. They also have power washed walls at the DVCA entrance. Working on installing the Christmas lights.
- b. **Snow Day Proposal-** Roger advised the price for ice to be delivered for snow preparation is \$1,950. Motion was made by

Kim to approve this expenditure. The motion was seconded by David and was approved unanimously.

**E. Community Services Committee**

Bids for repainting the clubhouse will be requested. There was significant damage done to the annex flooring, as well as the walls due to the use of thumbtacks, nails, etc. for posters. Due to this, the committee will be looking at updating the rules for posters on walls. We talked about how to enforce this through the deposit. A proposal was made to repair the flooring. The estimate is \$1,500. Motion was made by Bill to approve this repair, seconded by Eric. The motion was approved unanimously.

**F. Deeds Committee**

No report.

**G. Landscape Committee**

Wildflower seeds have been spread along the green belt and are growing very well. MUD 136 has approved work on tree planting at the Vanbury playground. Additionally, two proposals were presented. The first was to extend the sprinkler system by 80 ft. along the east side entrance for \$975. A Motion was made by Jaydi to approve and seconded by Kim. The motion was approved unanimously. The second proposal was for purchase and planting of various shrubbery along the first 80 ft. of wall on east side of DVCA for \$1,150. A motion was made by Jaydi to approve this second proposal, seconded by Kim, motion was approved unanimously.

**H. Financial Services Committee**

Unencumbered cash is 87% of the targeted safety reserve. This is the same amount as last year at this time. One active account has been set up for attorney referral. 96.8% of 2024 assessments have been paid.



## **I. Architectural Guideline Special Committee-**

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

## **VII. Old Business**

- A. Easement Agreement for RCUD - No updates.
- B. HOA Software Evaluation (Ongoing) - One vendor referral has been conducted, a minimum of one more will be requested.

## **VIII. New Business**

### **A. Review/Remove- By-Law change 7.2.C.5**

Eric made a motion to remove Article 7.2.C.5 from the By-Laws and it was seconded by Terry. The Motion was approved unanimously.

### **B. Election Committee Selection**

The election committee for the 2025 election will be:

- Chairman - Kim Samman
- Vice-Chairman - Eric Toureilles
- Member - Lisa Gilpin
- Observer - Amy Lacy
- Administrator - Catherine Guiberteau

A Motion was made by David to approve the 2025 Committee, seconded by Eric. The motion was approved unanimously.

## **IX. Executive Session**

None (No qualifying items to review)

## **X. Adjournment**

Eric made a motion to adjourn the meeting at 8:13 PM. Motion was seconded by Amy, and the motion was approved unanimously.



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Submitted by: Bill Wilkinson  
DVCA Secretary



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Accepted by: Eric Toureilles  
DVCA President