

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, March 24, 2025
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 (Treasurer), David O'Brian, and John Murphy. Kim Samman and Amy Lee were absent.

I. Determination of Quorum (6 Required)

Eric determined that a quorum was present with 6 members attending.

II. Approval of Minutes

February minutes were amended to show under Item I, "Election Committee" that the correct dates for the 2025 trustee elections are Tuesday, March 25 through Saturday, March 29. Eric motioned that the amended minutes be approved, Terry seconded, and the motion was approved unanimously.

III. Residential & HC Inquiries

Harris County Precinct 4 rep advised that the internship has ended. Residential inputs include the need to clean culverts at both Oakworth/Windson and the Oakhampton/Windson culverts. Property at 18315 Wilstone is being rented to two families, one on the first floor and one on the second. An inquiry was made as to whether a stop sign could be placed at Oakhampton and green belt. This cannot be done since there is not an intersection at this spot. Crawfish Boil is being held on March 29 at 5:30 PM.

IV. President's Report

The annual meeting of the Board will be held on Tuesday, April 8th at 7:00 at the Community Center. The new HOA software will be discussed in this meeting. There is a vacant trustee position due to the resignation of Jaydi Richter. If you are interested in filling this vacancy, please apply by April 11th, 2025.

V. Manager's Report

No report.

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

A. Community Services Committee

New furniture has been purchased for the Community Center. Restroom updates have been completed in both the men's and women's bathrooms. Community center room rental and checklist are being updated. The perimeter fence repairs have been completed.

B. Security Committee

One resident truck and some tools were stolen last month. Otherwise, March was a quiet month. The committee is still requesting additional members.

C. Swim Pool Committee

44 new chairs and 2 new tables have been purchased. The old furniture has been disposed of. The Men's Group will be doing some work in the pool area.

- a) Emergency approval of the main pool pump.** Equipment will be installed by A-Beautiful Pools at a cost of \$2,852. John made a motion to approve, seconded by Terry. The motion was approved unanimously.

D. Recreation Committee and YES Committee

Roger relayed that two new residents have joined the committee, Toby Tinne and Raimie Hodges. Pancake breakfast was well attended, with 60 residents. Candidates for the upcoming trustee elections were present and met with residents. Two new residents joined the committee, Toby Tinne and Raimie Hodges. Spring Garage Sale will be held on April 5. The next Music on the Green is also on April 5. Easter Egg hunt will be held on April 13. Men's Group projects included planting 4 new trees at the Vanbury playground. The Vanbury water fountain has been repaired. They planted 400 canna lily plants at the front entrance to Deerfield.

E. Tennis Committee

Due to the interest in pickleball, the committee wants to add 2 more courts. The cost for this would be \$1,200. A quote was received to resurface all courts, and mark 4 pickleball courts as opposed to only two. An unfunded account will be set up for purchase of Pickleball net frames. Terry motioned to approve \$10,000 for the resurfacing and marking of pickleball courts. Motion was seconded by Eric, seconded by Eric, and was approved unanimously.

F. Landscape Committee

Twenty-four stumps have been ground at a cost of \$1,840. There are a few trees left to cut down. Dead trees have also been cut. This brings status to current. Trimming will begin soon. The dead tree at Live Oak and Clay Road entrance has been taken down at a cost of \$1,300. Thanks to the Men's Group for assisting in the planting of the trees at Vanbury. The drip irrigation system was installed. Tom gave a proposal for spring annuals planting. This will be voted on at the April 8 meeting. Proposal is for \$6,000.

G. Deeds Committee

Two residents were present to discuss deeds responses. One was a fence issue, the other was for an outdoor bathroom structure. The committee asked for a very detailed AA for this project. Language to be added to AA form to amend time allowed up to 6 months to start proposed project.

H. Financial Services Committee

Unencumbered cash is 84% of the targeted safety reserve. Trended collections for 2025 assessments are at 85%. 122 properties have not made any payments for 2025. 115 had not made any payments at this time last year. Only 1 property is currently on the AR-Referred list. 64 payment plans have been opened, with four having been paid off.

a) Approve the revised Payment & Collection Policy

Eric made a motion that the revised payment and collection policy be approved. Terry seconded this motion. The motion was approved unanimously.

I. Election Committee

The 2025 elections will be Tuesday, March 25 through Friday, March 28. Times are 9:00 AM- 1:30 PM. Thursday will have an extended time from 6:00 PM to 8:00PM. Saturday times are 9:00 AM to 1:30 PM.

J. Architectural Guideline Special Committee

Progress continues to me made. The committee will be moving into the Architectural section.

VII. Old Business

A. Easement Agreement for RCUD

No update. RCUD is wanting DVCA to lend them water, but DVCA doesn't want to pay. We are not willing to assume any legal expenses.

VIII. New Business

A. HOA Software Onboarding Update

Eric brought us up to date on the status of the new program. The next portion will be updating financials on eUnify and Resale Certificates on HomeWise Docs. Run parallel in April and live date is 4/1. Eric and Tom are the admins. Eric Motioned to move banks from Chase to American Momentum bank that has no fees and make signers Eric Toureilles, Terry Gray, Tom Choate to allow for the integration to eUnify. Brent second the motion and the motion was approved unanimously.

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

A. Property referrals/liens requested by Finance or Deeds. None

B. Lawsuits- Follow-Up- None

X. Adjournment- Eric made a motion to adjourn the meeting at 8:25 PM, John seconded, and the motion was approved unanimously.



Submitted by: Bill Wilkinson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President