

Deerfield Village Community Association
ANNUAL MEETING OF THE MEMBERS
Tuesday, April 8, 2025 – 7:00 p.m.

I. Call to order

President Eric Toureilles called the meeting to order at 7:08 PM.

II Annual Condition of the Association

a) **President's Report-** See attached. A

b) **Treasurer's Report-** See attached. B

c) **Manager's Report**

Cat reported that the addition of new office staff has been very helpful. She is thankful for all the help from the various committees throughout 2024.

Upcoming in first half of 2025 is training on our new software program. The company that we have purchased the new programs from is eUnify. Information on the software and how this can be used by the residents and staff is detailed in the President's Report attached.

II. Standing Committee Reports – Accomplishments & Goals 2025

a) Landscape Committee

Tom reported recent completed needs, with very appreciated help from the Men's Club, including power washing the DVCA front entrance wall. Mulch was installed at the Vanbury playground. Four trees were planted at the playground with help from MUD 136 and Trees of Houston. Canna lily shrubs were planted along both sides of Deerfield Village Drive. Christmas lights were installed. Green belt signs were installed throughout the subdivision. Twenty-Six tree stumps were ground throughout the subdivision. Several goals for 2025 include Spring Annuals Planting, installing new landscaping in the pool area, and surveying the common area drain situation and doing cleanouts as necessary. Additional committee members would be a big help as well.

b) Swim Pool Committee

New furniture and umbrellas have been purchased and placed around the pool. The cost was \$5,300, which was \$1,000 under the original quote. Missing lights around the pool have been replaced. The swimming team is gearing up for another year. Contact joints are to be replaced before the end of 2025. There is currently a quote of less than \$5,000 for this, with another quote being shopped for.

c) Financial Services Committee

Tom gave a brief outline of how the new eUnify software will make things much easier to navigate, for both the office and residents. Estimated financial savings will be \$20,000. There will also be an updated collection/payment plan. The rate for 2025 collections through March is slightly better than 2024.

d) Community Services Committee- Comments have been received from residents about how good the new matting around the office looks. A big thank you to the Men's Group for their help in completing this. The floor in the annex that was damaged during the Christmas Bazaar has been repaired. Several new chairs have been purchased for the Community Center. The rental and checklist for use of the community center are being updated.

e) Security Committee

The 2025 contract with SEAL has been completed, at an increase of 2.7%. New signs at all entrances to the subdivision noting the SEAL security presence have been installed. Most calls this month have been concerning solicitation.

f) Deeds Committee

A full-time deeds coordinator has been hired. Several residents have been very complimentary on the speed with which their AA's have been approved. The new AGC's are progressing very well.

g) Recreation Committee

Roger advised that 30 events were held last year with 3 committee members and various other volunteers pitching in. Three new committee members have been added and will help greatly. A rec committee calendar has been added to the DV website. Upcoming meetings will be posted, along with a list of the next 6 events. The Men's Group will be performing maintenance on the green belt exercise equipment every 6 months. A crawfish boil will be held in June. There are currently 8 outstanding jobs to be completed.

h) Tennis Committee

Mark advised that the committee is now up to 6 members. The biggest expense for 2024 was \$590, which was used to purchase a new windscreen. For 2025, the committee is looking to line more pickleball courts, with an anticipation date in July. This would take between 3 and 5 days depending on weather.

i) AG Committee

Eric advised that the committee has been listening to input from DV residents to help in the completion of a unified PC. There are currently 9 members on the committee. The next committee meeting is on April 22nd.

IV. Election Committee


The 2025 DVCA Trustee Election has been completed. Thanks to the election committee for their work in making this run smoothly. The election was completed on March 29, and ballots were counted on March 29 as well. There was a total of 111 votes received. David O'Brian, Terry Gray, and Bill Wilkinson were elected to new 3-year terms.

V. Resident Inquires


Several residents commented on our new trash company. These complaints were speeding throughout the subdivision. Also mentioned were that garbage cans have been damaged by throwing them after trash is picked up. This will be brought up at the next MUD meeting by Eric.

VI. Adjournment

Eric made a motion to adjourn at 7:57. Motion was seconded by Brent. The motion was approved unanimously.



Submitted by: Bill Wilkinson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President