

# Deerfield Village Community Association

## MINUTES OF REGULAR BOARD MEETING

Monday, April 28, 2025

7:00 p.m.

The Regular Board 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 7:13 PM.

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

**I. Determination of Quorum (six required)**

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

**II. Approval of Minutes**

No amendments were made to March 2025 minutes. March 2025 minutes were approved upon a motion by Eric, and Brent seconded the motion, it was approved unanimously.

**III. Residential & HC Inquiries**

A representative from Harris County spoke to the members in attendance re: flyers being available with hurricane information, updates about the Harris County internship program (Rising Juniors) providing information about local government, resume preparation, etc.

**IV. President's Report**

Eric announced that the perimeter fence repairs have been completed. The new HOA software has been installed and is ready for full integration beginning on May 1, 2025. DVCA will give notice to CMS on May 1, 2025 that DVCA will keep its own books effective June 1, 2025.

**V. Manager's Report**

The new software is working well. The SAYOR swim program has begun and is going well. DVCA has changed to a new bank where DVCA is not being charged any fees. CMS inadvertently sent out letters regarding past due accounts.

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

**A. Community Services Committee**

No committee meeting was held for April. Motion was made by Kim that the room rental rate will be increased as of May 1, 2025 from \$100/hr. to \$120/hr. Brent seconded the motion and was approved unanimously.

New matter – structural repairs are needed in the Annex. More information is to be presented to the Board at a later date.

**B. Security Committee**

No one was present to give a report.

**C. Swim Pool Committee**

No one was present to give a report.

**D. Recreation Committee and YES Committee**

Roger stated that the water fountain by the tennis courts had been filled with sand but has now been cleaned out and is functioning normal. Roots need to be cleaned out in the landscape areas. Music on the Green was rescheduled for May 3 due to weather. The final Music on the Green will be held on May 17, 2025 the same night as the crawfish and shrimp boil.

New business – May 25, 2025 is the neighborhood Graduation Parade arranged by YES. May 26, 2025, Memorial Day, the Men's Group will offer hamburgers and hot dogs at the Rec. Center. There will also be snow cones, a slide and games for the kids. The pool will be open for family fun. May 26, 2025, there will be popsicles at the pool for end of school. June 21, 2025 there is discussion of having a casual social event with a charcuterie, board games, bingo and Karaoke. June or September 2025 there might be a Mini-Festival event?

**E. Tennis Committee**

The meeting for April 2025 was cancelled.

Mark Tinne stated that the resurfacing of the tennis courts that was scheduled for 2026, may be postponed for 2027. Mark informed the Board that ballasts for the current tennis court lights may be difficult to obtain in the future and there may be a need to replace the tennis court lights with new LED lights, if the ballast is not available. The last estimate to replace the tennis court lights with LED lights was \$18K.

**F. Landscape Committee**

Tom Gerrity made a proposal to replace the two sections of sidewalks on the north athletic field. The quote for doing so is estimated to cost \$10,110.00. Eric made the motion to replace the sidewalks, Terry seconded the motion and the motion was approved. Tom brought an estimate to clean out numerous drains on DV property throughout the neighborhood for \$800.00. An additional estimate of \$535.00 was brought by Tom to repair the drain box by the tennis courts. Tree trimming and tree removal will continue as there are numerous pine trees on DV property that need to be trimmed and removed. Discuss regarding stump removal on Red Lodge property.

**G. Deeds Committee**

Buddy Scott was present and had nothing new to add to the Deed's Committee report.

**H. Financial Services Committee**

Tom Choate was present to give his report. Unencumbered cash is 71% of the targeted safety reserve. To date, DVCA has collected 89% of all 2025 assessments.

There are 89 properties that have not paid any HOA dues for 2025 and there are currently 87 payment plans in effect.

New business – DVCA insurance costs have increased over 2024 levels by \$16K.

**I. Architectural Guidelines Committee**

Progress continues to be made.

**VII. Old Business**

Easement Agreement for RCUD – (ongoing)

**VIII. New Business**

None

**IX. Executive Session**

At 8:21 pm, Eric moved to go to the Executive Session. The motion was seconded by David and the motion was approved unanimously.

The Board left Executive Session at 8:40PM

A. Deeds is asking for an attorney letter for Property A, B & C properties. Property B has recently contacted the office about the violation, and asked Cat to clarify the violation details. Then they asked to speak with Deeds. Eric made a motion to send an attorney letter for Property A & C and wait for the Deeds meeting to move forward with an attorney letter on house B, if needed. The motion was seconded by Brent and was unanimously approved.

**X. Adjournment**

Eric made a motion to adjourn the meeting at 8:45 pm. John seconded the motion and was unanimously approved.



Submitted by: David O'Brian  
Acting DVCA Secretary



Accepted by: Eric Toureilles  
DVCA President