

Deerfield Village Community Association
REGULAR BOARD MEETING
Tuesday, May 27, 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 7:05 PM.

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

I. Determination of Quorum (6 Required)

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

II. Approval of Minutes

April minutes were approved as submitted. Kim made a motion to approve, John seconded. Motion was approved unanimously.

III. Residential & HC Inquiries

Resident Glenn Sommers brought to the Board some concerns that he had. He discussed Property A with the board and advised us that this home is being used as a business. After some discussion, the Board agreed there was evidence and will take action. Secondly, various swimming pool and SAYOR concerns were raised. Included in this concern are that no diving platforms should be left up; no more than 2 lane ropes left up; and a clock that works. Concrete expansion joints need to be sealed as well. The resident's third concern was that he was not notified of the results of the recent trustee election to fill Jaydi Richter's position. Eric advised that all of these concerns will be looked at and apologize for not calling him on the election results.

IV. President's Report

Nothing additional to add from the April meeting.

V. Manager's Report

Cat advised that office personnel are learning eUnify. She feels that this program will be a huge help to DVCA. There have been quite a few calls on SAYOR program. A new lock has been installed on the main gate. Eric added some supplemental information concerning how much he is looking forward to full implementation of eUnify, as well as the eUnify Resident portal, coming soon.

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

A. Financial Services Committee

Unencumbered cash is 71% vs 64% last year through April. Add other budgeted income and this number would be 92.1%. Sixty-four pay plans have been opened; 49 remain open according to CMS. Trended A/R are 89%. Reserve spending is higher than normal but still within budget.

B. Landscape Committee

- a) Additional Tree Proposal- Tom advised that tree trimming expenditures came in at \$18,155 including Removal and Replacement (R&R) The board approved \$12,000 for tree work previously. By using reserve accounts 9391 and 9392, the total would be \$18,155, which falls within the \$20,000 operating budget. Also, all tree trimming has been completed and stump removal. Four trees will be planted on Oakhampton.
- b) Additional Drainage Proposal- Contractor cleaned various drains on 4/25 and 5/2. A damaged drain was found at Court 3; Other drains were repaired for courts 5 and 6. Board approved expense.
- c) Additional Sidewalk Proposal- The sidewalk at the athletic field was replaced. Total sidewalk repair work will be \$10,110 for the spring.

C. Community Services Committee

New chairs have been purchased and are in use at the Rec Center. Thanks to Susan W. for assembly of the chairs. Rental agreement is being reviewed to determine if printed instructions should be posted

in the kitchen areas, for cleaning and returning furniture to their original positions. The committee could use an additional member.

D. Deeds Committee

a) Property Referrals- Property A was discussed under Residential Inquiries. David advised that an external restroom has been removed from Property B. Property C was reported to have a POD on the street. A letter was sent to the HO and has not been acted on, so an attorney letter may be sent to the homeowner. Property D has stumps in the front yard. Several letters have been sent but the stumps have not been removed.

E. Security Committee - No one from the committee was present to make a report. The committee has been asked to replace lights at the front of the community center.

F. Swim Pool Committee - Attendance at the pool was great. Good reports from residents have been received on the new pool furniture. The recent pool part had excellent attendance. Furniture repair account is currently at zero, a request may be made to place \$1,000 in this account. Lifeguard group is all new. The Supervisor is Morgan. All in this group have Carissa's number if any needs surface.

G. Recreation Committee - The swimming pool party was excellent. Roger reported approximately 150 in attendance. The Men's Group cooked hamburgers and hotdogs, all of which were sold. Also, 80-100 snow cones were sold. Music on the Green was well received. A community social party is scheduled for 6/28 @ 7PM in the Clubhouse. Tickets are \$5 and finger foods will be provided.

H. Tennis Committee - Pickle Ball play is increasing. Currently there are 12 players. This shows the need for the relining of courts. Funds for this were approved in the board meeting on March 24. The useful life of this procedure is 6 years.

I. Architectural Guideline Special Committee - The new Unified PC project is doing fine, but slower than expected. The next meeting is scheduled for Thursday, June 5th.

VII. Old Business

A. Easement Agreement for RCUD (Ongoing) – RCUD easement representative is interested in visiting once again, still waiting for them to firm up date.

VIII. New Business

A. HOA Software Onboarding Update - Ongoing training is currently ongoing in the office. Once this is being completed, the program will be made available to board and committee members, followed by being made available to residents.

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

Eric motioned to enter Executive Session at 9:23 PM and seconded by David. Motion was approved unanimously.

The Board discussed properties A, B, C, and D as shown in the Deeds Committee minutes above.

The Board exited Executive Session at 9:35 PM.

Eric made a motion to send a Cease-and- Desist letter to Property A and to send attorney letter to Property C to remove the POD currently located in the street and Property D for the stump. This was seconded by David and the Motion was approved unanimously.

X. Adjournment- Bill made a motion to adjourn the meeting at 9:37 PM, seconded by Kim. The motion was approved unanimously.



Submitted by: Bill Wilkinson
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President