

**Deerfield Village Community Association**

**REGULAR BOARD MEETING**

**Tuesday, June 23, 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), Brent Burris (Vice President), Terry Gray (Treasurer), Bill Wilkinson (Secretary), David O'Brian, John Murphy, Kim Samman and Amy Lacy. Steve Gunzelman was absent.

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

Eric determined that a quorum was present with 8 members attending.

**II. Approval of Minutes**

May minutes were approved as submitted, with Amy Lacy, Terry Gray and Brent Burris abstaining. Eric made a motion to approve, Kim seconded. Motion was approved unanimously.

**III. Residential & HC Inquiries**

Roger advised that the Community Center trash can that was burnt down has been rebuilt with at a cost of \$405. There was some vandalism at the Recreation Center, including the theft of the volleyball net. Megan from Harris County advised of several upcoming activities including a milk shake social, State of Texas Emergency (STEER) meeting, and a wellness check that can be signed up for at the HC4 website.

**IV. President's Report**

Eric reported that an accident occurred at the corner of Barker Cypress and Kieth Harrow striking our fence. This is the second accident at this same location in 2 years. The guardrail will be replaced by Harris County. This has been repaired and DVCA is in the process of filing a claim for this accident with the insurance company in the SUV. Eric also reported that there will not be trash pickup on July 4<sup>th</sup>.

**V. Manager's Report**

Staff personnel are getting better acquainted with the new eUnify program. June was an active month. There were 46 pool cards issued, 7 AA's were approved. Twelve access card requests were made and there were 8 facility rentals for the month.

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

**A. Swim Pool Committee**

Turnout was excellent for the Memorial Day pool party. No lifeguard issues have been reported since the last meeting. New handrails have been purchased. Swim team season has wrapped up. Thanks for the support that the Board has provided. The schedule for SAYOR and swim hours are being redone.

**B. Recreation Committee**

Family Fun Event at the clubhouse is scheduled for June 28<sup>th</sup>. The cost is \$5 per adult. The pancake breakfast was cancelled. The next pool party is scheduled for 7/4.

**C. Tennis Committee**

Resurfacing courts 3 and 4 will take place in July. Quotes will be received for LED lights on all courts for some time in the future, not 2025.

**D. Financial Services Committee**

The estimated year-end unencumbered cash stands at 73%. This would be roughly 91% if all other budgeted income was included. There are 18 open pay plans, with 14 of these in arrears. Budget process will be sent out in July.

**E. Landscape Committee**

The first meeting of the Garden Club is 7/8, at 10:00 A.M. in the clubhouse. 10 new trees have been planted. All tree trimming and sidewalk replacement have been completed. Tom brought 4 proposals to the board for consideration, as follows;

- a. **Tennis court rock fill proposal**- Adding 6 cubic yards of 1 ½ inch of bull rock between tennis courts and new sidewalk. Cost of this project is \$1,500. David made a motion to approve this, seconded by Kim. The motion was approved unanimously.
- b. **Recreation center area mulch proposal**- Adding mulch along pool perimeter fence from the main gate on the playground side to the fence along the walkway, all the way to the parking lot and all around the rec center. Cost to be \$800. A motion was made by Eric, seconded by \_\_\_\_\_. The motion was approved unanimously.
- c. **Drain cleanout 2<sup>nd</sup> phase proposal**- Drain vault was installed and cleared for 100 feet. This includes digging, cutting, snaking and installation, of the pipe. The cost of the repair is \$800. The motion was made by Terry, seconded by Kim. The motion was approved unanimously.
- d. **Flagpole landscape improvement project**- Planted Day lilies around the flagpole. Add sod to the area around the marquee sign. Add a new sprinkler to the flagpole. A motion was made by John, seconded by Eric. The motion was approved unanimously.

**F. Community Services Committee**- No report.

**G. Deeds Committee**- No Report, but will participate in the executive session for several properties..

**H. Security Committee**- A fire in May destroyed a trash bin that could have destroyed the clubhouse. A new policy of no grilling will be implemented. Most associations do not allow grilling, and have removed BB courts. Eric will have signs made up.

**I. Architectural Guideline Special Committee**- The next meeting is scheduled for July 3<sup>rd</sup>. Residents are encouraged to attend.

## VII. Old Business

- A. **Easement Agreement for RCUD (Ongoing)**- We have agreed with RCUD for an easement agreement pending approval by DVCA attorney. He will be looking at an additional \$1,000 for possible additional legal expenses. This will be a good thing for RC residents. RC will pay DVCA \$6,000 for the easement.
- B. **HOA Software Update**- Eric discussed the eUnify portal for residents and its benefits. We also discussed how it would work with various committees. eUnify can be accessed either by phone or laptop. The Deeds setup is in progress now. Invoice approval training will be happening soon.

## VIII. New Business

- A. **House and Senate Bill Updates.** DVCA attorney Mr. Michael T. Gainer attended the board meeting to discuss recent House and Senate bills. He noted that of the 25 bills that made it out of committees, only 5 were approved. Following are the bills with a brief description of each;

**HB 431**- This deals with the installation of solar roof tiles, and takes effect immediately.

**HB 517**- Concerns the authority of a POA to assess fines for discolored vegetation or turf during water restrictions. This takes effect 9/1/25.

**HB 621**- Regulates POA's for the assembly, association and speech of property owners or residents relating to candidates for political office. This takes effect 9/1/25.

**SB 711**- Issues concerning POA's, including condo unit owners' associations. This takes effect 9/1/25. This appears to be the most broad and significant bill.

**SB 2629**- Concerns the organization of, meetings of, and voting by condo unit owners' associations and POAs. This takes effect 9/1/25.

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

Eric motioned to enter Executive Session at 8:52, and it was seconded by Bill. The motion was approved unanimously.

The Board exited Executive session at 9:15 PM

**A. Property referrals/liens requested by Finance or Deeds.**

Property A - Eric made a motion to send an Attorney letter. And it was seconded by Kim. The motion was approved unanimously.

Property B - Eric made a motion to for the attorney to send a 10-day letter but try to resolve the situation by phone if possible. This was seconded by Bill. The motion was approved unanimously.

**X. Adjournment**

Eric made a motion to adjourn the meeting at 9:20 , seconded by Kim. The motion was approved unanimously.



Submitted by: Bill Wilkinson  
DVCA Secretary



Accepted by: Eric Toureilles  
DVCA President