

**Deerfield Village Community Association**  
**REGULAR BOARD MEETING**  
**Monday, September 22, 2025**  
**7:00 PM**

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) via ZOOM, Brent Burris (Vice President), Bill Wilkinson (Secretary), David O'Brian, John Murphy, Kim Samman, Amy Lacy and Steve Gunzleman. Terry Gray was absent, but Eric has his proxy.

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

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

**II. Approval of Minutes**

One amendment was made to August 2025 minutes. A request was made to modify Section VI. Regarding the Cluster Box Project to reflect "the affected sections that have cluster boxes." Kim Samman motioned to accept the amendment, Steve Gunzleman seconded the motion and was approved unanimously.

A motion to approve the Special Board Meeting minutes of August 20, 2025 was made by Steve Gunzleman, Kim Samman seconded the motion and was approved unanimously.

**III. Residential & HC Inquiries**

Discussion was presented for cutting residential trees along the streets of DVCA to provide a minimum of fifteen (15) feet vertical clearance to allow for EMS and fire trucks to drive through the streets.

**IV. President's Report**

Eric announced that 500 DV residents have logged into the new portal and can now see their account 24/7. Eric stated the EZ Fiber was holding a meeting at the Radak Center to discuss any residential concerns about the underground cable installation work being done in DV. It was announced

that Simons was providing sod repair/replacement for EZ Fiber damage to DV resident's yards.

**V. Manager's Report**

It was reported that EZ Fiber is responsive to homeowner complaints. Many DV residents are having success establishing and logging into their new portal accounts. There are five pending AA's.

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

**A. Community Services Committee**

Presenter, George Schneider, discussed replacement of fire escape stairway of the DVCA annex building. George suggested a steel stairway structure with concrete steps. The annex building has recently been repainted. Discussion regarding new signage at the baseball park and rec. center. Eric to compose new language for the signage.

**B. Security Committee**

Presenter, Angela Burris, stated that August was quiet regarding security issues and calls. Many of the security street signs have faded over the years and may need replacement. Discussed approval of NO TRESSPASSING/NO SOLICITATION signs for DVCA property and homeowner use. Motion for signage made by E. Toureilles, seconded by B. Burris, was approved unanimously.

**C. Swim Pool Committee**

No one was present to provide a report.

**D. Recreation Committee and YES Committee**

Roger Wilson stated that the upcoming Music on the Green and a Pancake Breakfast were upcoming events. Oct. 11 is the neighborhood garage sale, 8-2pm, paper shred and E-cycle same day 9-12pm, Music on the Green on 10/10/25 featuring CC Rider.

#### **E. Tennis Committee**

Mark Tinne stated that the repainting of the pickle ball courts has been completed and the new paint should last for many years.

#### **F. Landscape Committee**

1st item, Tom Gerrity made a proposal to add more shrubs around the tennis courts and is asking for \$1500.00 to do the work. A motion was made by B. Burris and seconded by K. Samman to approve the expenditure for adding shrubs.

2nd item, Tom Gerrity proposed repairing unsafe sidewalks and make necessary drainage repairs. Tom Gerrity is asking for \$10,340 to make the repairs. John Murphy made the motion for the expenditure to make the repairs and E. Toureilles seconded the motion, and was approved unanimously.

3rd item, Tom Gerrity noted there are two dead trees on DVCA prop. That need to be cut and removed and stumps ground. It is estimated to be a \$2000.00 expense.

Tom Gerrity discussed review of a new design for the flagstone area near the pool baths. Perhaps adding green space to the area?

Discussion of “clipped flowers” at Patio home entrance. Garden Club meeting at DVCA clubhouse on 11/19/2025.

#### **G. Deeds Committee**

Buddy Scott stated that the Deeds Committee was revising letter 1 to be more friendly and the Committee is reviewing and revising the Deed’s Matrix.

#### **H. Financial Services Committee**

Tom Choate was present to give his report. Unencumbered cash is 81% of the targeted safety reserve. To date, DVCA has collected on 95.6% of all 2025 assessments. There are 39 properties that have not paid any HOA dues for 2025 and there are currently no open payment plans in effect on eUnify software program.

#### **I. Architectural Guidelines Committee**

Progress continues to be made.

**VII. Old Business**

The Deeds Matrix was approved by AGC, sent back to Deeds Committee for final approval, will start working on the process.

**VIII. New Business**

Discussion of volunteers to work on Sidewalk Sub-committee for awareness to residents. Discussed how to enforce sidewalk repair by residents. Need more discussion regarding the process of how to communicate with homeowners about their responsibility for making repairs to sidewalks. Discuss a 1-inch un-evenness threshold running at least a 24-inch length, to alert the homeowner for need to make repairs.

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

Eric motioned to enter Executive Session at 8:21, seconded by David. Motion was approved unanimously.

**A. Property referrals/liens requested by Finance or Deeds.** The Board discussed house A as a referral, no action taken.

**The Board exited the Executive session at 8:29 PM**

**X. Adjournment-** Eric made a motion to adjourn the meeting at 8:29, seconded by Amy. The motion was approved unanimously.



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Submitted by: David O'Brian  
Acting DVCA Secretary



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Accepted by: Eric Toureilles  
DVCA President