

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, January 26, 2026
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 7:09 PM.

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

I. Determination of Quorum (6 Required)

Eric determined that a quorum was present with 8 members attending. Eric Toureilles has Bill Wilkinson and Terry Gray's proxy.

II. Approval of Minutes

Brent Burris made a motion to approve the November minutes, and it was seconded by David O'Brian. The motion was approved unanimously.

III. Residential and HC Inquiries

None.

IV. President's Report

Eric Toureilles advised the facility did not incur any damage due to the multiple days we had a freeze. Eric thanked Cat for winterizing the facility and wrapping the outside pipes. Eric mentioned that someone had driven through the perimeter fence on Barker Cypress. He also advised that assessments are due and are late after January 31st.

V. Manager's Report

Cat mentioned she had lots of pay plan requests. She is assisting with any Resident Portal questions. She also mentioned that she has a lot of rentals in November & December.

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

A. Landscape Committee

Tom mentioned that they held officer elections and kept the same officers, so he will remain Chair. He also mentioned a new member Stacy Gregoria joined the group. She is interested in introducing Olive trees to Deerfield.

- a) Steve Gunzelman made a motion to approve the Green Belt Flooding Mitigation proposal for \$8,990 and it was second by John Murphy. The motion was approved unanimously. This was in budget.
- b) Steve Gunzelman made a motion to approve the sidewalk repair proposal, and it was second by Eric Toureilles. The motion was approved unanimously.
- c) Brent Burris made a motion to approve the Patio Home Tree Trimming proposal and it was second by Amy Lacy. The motion was approved unanimously.

B. Security Committee

Angela was absent, so Brent spoke for Security, as he is the Board Representative. He mentions the group elected all the same officers, so the Board needs to approve, including having Angela serve as acting chair. Brent Burris made a motion to approve the officers, and it was second by David O'Brian. The motion was approved unanimously. Brent also mentioned that one of the SEAL security signs needs to be replaced and there will be some cost. Eric Toureilles mentioned that the Board will be amending the Supplemental policy so that residents be allowed to display a "No Trespassing" sign in their yard and/or fence. Current Protective Covenants and DVCA Policy did not allow for that type of sign. If you are considering placing a No Trespassing sign, please note there are restrictions on size, color and placement, so please review the updated policy to be approved tonight.

C. Community Services Committee

Rick Mentioned that there was a delay on the new emergency exit stairway on the Annex He mentioned that we need to approve repairs in the parking lot, where the concrete is uneven. He agreed it was not in budget, but it needs to be done and it's a safety issue. Brent Burris made a motion to approve the Parking Lot repair proposal for \$1,950.00 and it was second by Steve Gunzelman. The motion was approved unanimously.

D. Swim Pool Committee

Carissa advised that Harris County did an inspection of the pool and said not to reopen until the fence issues were fixed and can be reinspected. Eric Toureilles made a motion to approve the \$5,121 upgrade to the fence and it was seconded by John Murphy. The motion was approved unanimously. She also mentioned that there are bathroom door latches that need to be fixed and a new guard chair ordered. She advised that they will be power washing the bathroom before season opens. They also approved officers and everyone kept their same position. Eric Toureilles made a motion to approve the officers elected and it was second by Brent Burris. The Motion was approved unanimously.

E. Tennis Committee

Mark reported all is well and that the number of pickleball players has increased. He indicated that he needed to order two more pickle ball nets to meet demand. Mark stated that Texas Christian is very appreciative that DVCA is supporting their overflow of tennis students and that they are not creating any issues. Mark also stated that the Men's group painted all the tennis benches in the Tennis court area, but next time they will have to be replaced. They will vote on officers next month.

F. Financial Services Committee

Tom reported that they held officer elections and everyone remains in their position. Eric Toureilles made a motion to approve the offices elected and it was seconded by Brent Burris. We still have 4 Attorney referrals they we are working on, and we are 96.4% in

collections. Tom mentioned that in 2025 we overspent vs budget in operations by \$23K and under spent in reserves. As a result we have 91% of Safety Reserve, due to being over budget.

G. Deeds Committee

Buddy stated that they elected officers and they all are the same and he remains chair. Eric Toureilles made a motion to approve the officers, and it was second by David O'Brian. The Motion was approved unanimously.

H. Recreation Committee

Roger mentioned we had record attendance at the Snow Party and the Pancake breakfast. Next pancake breakfast will be on March 21 and will also serve to meet the candidates. Social dinner coming up.

I. Architectural Guideline Special Committee

Eric Toureilles mentioned that the committee continues to make progress and concentrated on cleaning up the new Protective Covert document and definitions. The next meeting is on February 5th.

J. Election Committee

Eric Toureilles mentioned that they met over zoom and set all the dates and assigned duties. Notices are in the newsletter and website, and application deadline is February 8th, 2026. Next meeting is in person and on February 17th at 6PM in the clubhouse.

VII. Old Business

No discussion under old Business.

VIII. New Business

A. Eric Toureilles explained that due to some new laws, our attorney had to make some updates to our current Architectural Review Authority policy. After some discussion Brent Burris made a motion to approve the policy and it was second by Amy Lacy. The motion passed unanimously.

B. Eric Toureilles explained that we are updating our Supplemental Policy to allow residents to have No Trespassing signage in their yard or fence. Current policy does not allow that. It also defines the size, color and placement. Eric Toureilles made a motion to approve the policy, and it was second by John Murphy. The motion was passed unanimously.

C. Eric Toureilles explained that because we updated the ARA policy, we also need to update the By-Laws. This clarifies that Deeds Restriction Committee also serves as the ARA. Brent Burris made a motion to approve the update to the By-Laws and it was seconded by Amy Lacy. The motion passed unanimously,

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

Eric motioned to enter Executive Session at 8:08 to discuss 5 properties, and it was seconded by Brent. The Motion was approved unanimously.

The Board exited Executive Session at 8:56 PM, after lengthy discussion on these properties with Finance and Deeds.

Brent Burris made a motion to notify our attorney to take legal action on the property owing \$2,155. The motion we second by Amy Lacy, and the motion passed unanimously.

David O'Brian made a motion to send a 10-day demand letter for Property A with the trailer, and it was second by Eric Toureilles. The motion passed unanimously.

Eric Toureilles made a motion to take legal action against Property B, C & D as there have been multiple letters sent, including Attorney Demand letters to all these properties. The motion was second by David O'Brian and it was passed unanimously.

- X. **Adjournment-** Amy Lacy made a motion to adjourn the meeting at 8:59 PM, seconded by Steve Gunzelman. The motion was approved unanimously.



Submitted by: David O'Brian & Eric
Toureilles
DVCA Acting Secretary



Accepted by: Eric Toureilles
DVCA President