

**Deerfield Village Community Association**  
**REGULAR BOARD MEETING**  
**Monday, February 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 7:06 PM.

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

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

Eric determined that a quorum was present with 8 members attending. Eric Toureilles has Bill Wilkinson proxy.

**II. Approval of Minutes**

Steve Gunzelman made a motion to approve the January minutes, and it was seconded by David O'Brian. The motion was approved unanimously.

**III. Residential and HC Inquiries**

- Roger Wilson passed on the news that Rogers Corkill had passed away from a heart attack. He had been a volunteer and resident for 37 years and maintained the facility flag.
  
- Harris County Precinct 4 was in attendance. They mentioned that on 3/18 is a Women's history luncheon and 6/1-6/12 is the Emerging Leaders Lab Program for 9<sup>th</sup> & 10<sup>th</sup> grade students. The students will focus on leadership skills.

**IV. President's Report**

Eric Toureilles reminded the Committees to prepare for the Meeting of the Members on April 14<sup>th</sup> @ 7PM and talk about accomplishments in 2025 and goals or major projects for 2026.

Eric announced that Bill Wilkinson is retiring from the Board after almost 4 years of service. Bill will be missed and may come back in the future.

Eric Toureilles said we now have a vacancy to fill, and asked Cat to post it for applications to be due by April 3<sup>rd</sup>, for a possible trustee to be voted on before the Annual Meeting of the Members, so they can attend training.

**V. Manager's Report**

Cat mentioned there was no damage from the freeze, except for a water filter for the ice machine. She also mentioned there were 10 rentals last month and landscape projects have started to kick off.

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

**A. Landscape Committee**

Tom mentioned that they did their first free tree giveaway to residents and had to rent a U-Haul to pick up the trees. He also advised that the committee was reusing the flagstone in front of some of the benches to keep water from pooling.

- a) Steve Gunzelman made a motion to approve the mulch proposal for the Vanbury playground for \$1,235 and it was second by Kim Samman. The motion was approved unanimously.
- b) Terry Gray made a motion to approve the Spring Annual Planting proposal, and it was second by Steve Gunzelman. The motion was approved unanimously.
- c) Terry Gray made a motion to approve the Red Lodge Drainage proposal and it was second by John Murphy. The motion was approved unanimously.

**B. Security Committee**

Angela was absent, but Brent Burris said there were no issues to report. He did mention that the committee is replacing 4 SEAL signs that are fading at \$160 each.

### **C. Community Services Committee**

Rick mentioned that they held elections and the same officers were elected. He stated that he has served for 15 years as chair.

Steve Gunzelman made a motion to approve the concrete proposal for \$3,900 at the north parking lot. Kim Samman seconded the motion, and it passed unanimously.

### **D. Swim Pool Committee**

Carissa was absent, however the Board agreed to vote on the Join Repair proposal. Eric asked that we post the Swim Pool schedule now, since we received the Swim Team schedule to give members advance notice. We received confirmation from the County that the pool passes inspection. SAYOR will start on April 1<sup>st</sup>.

John Murphy made a motion to approve the Joint Repair proposal, and it was seconded by Kim Samman. The motion passed unanimously.

### **E. Tennis Committee**

Mark reported that they voted on officers, and they remain the same with him being Chairman. Eric made a motion to approve the officers and to keep Mark as Chairman, and it was second by Terry Gray. The motion passed unanimously.

### **F. Financial Services Committee**

Tom reported that we still have 4 Attorney collection referrals that we are working on, and we are at 78% in collections. We have 83 accounts that have paid nothing and we have 31 payment plans. There were 153 late fees posted. Overall, we are doing well but have some entries that need attention from prior months.

### **G. Deeds Committee**

Buddy stated that they are going to place an article in the Newsletter about keeping your yard clean and clarify that no asphalt driveways are allowed. No other issues.

#### **H. Recreation Committee**

Roger mentioned the committee voted for officers and we will be chair again. Eric Toureilles made a motion to approve the officers elected and it was seconded by Kim Samman. The motion passed unanimously. He reminded everyone there is a pancake breakfast on March 21 and will also serve to meet the candidates. Roger also reminded everyone of the Easter event 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 Covent document and definitions. The next meeting is on February 24<sup>th</sup>.

#### **J. Election Committee**

Eric Toureilles mentioned that they seeded the ballot at the last meeting and sealed the ballot box. Notices are in the newsletter and website, regarding the election dates and times. Kim and David will post signs on 3/22, the Sunday before the election.

#### **VII. Old Business**

A. None

#### **VIII. New Business**

A. Eric Toureilles provided a list of the insurance policies that are renewing and the new rates. He was able to negotiate a \$6K reduction on one of the policies. Terry Gray made a motion for Eric to sign and approve the policies, and it was seconded by David O'Brian. The motion passed unanimously.

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

Eric Toureilles motioned to enter Executive Session at 8:12 to discuss 8 properties, and it was seconded by Kim Samman. The Motion was approved unanimously.

The Board exited Executive Session at 8:27 PM, after lengthy discussion on these properties with Finance and Deeds.

Eric Toureilles made a motion to notify our attorney to take legal action on the property A. The motion we second by John Murphy, and the motion passed unanimously.

Eric Toureilles made a motion to notify our attorney to file a lien on properties B & C. The motion we second by Terry Gray, and the motion passed unanimously.

No motion was made on Property D, as it is listed For Sale.

Eric Toureilles made a motion to notify our attorney to take legal action on properties E, F & G. The motion we second by Terry Gray, and the motion passed unanimously.

David O'Brian made a motion to refer Property H to our attorney, as it is in default from the contract the owner signed with DVCA and it was second by Eric Toureilles. The motion passed unanimously.

**X. Adjournment**

Kim Samman made a motion to adjourn the meeting at 8:47 PM, seconded by David O'Brian. The motion was approved unanimously.



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



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Accepted by: Eric Toureilles  
DVCA President