

**Deerfield Village Community Association**  
**REGULAR BOARD MEETING**  
**Monday, March 23, 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 7:02 PM.

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

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

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

**II. Approval of Minutes**

Kim Samman made a motion to approve the January minutes, and it was seconded by Steve Gunzelman. The motion was approved unanimously.

**III. Residential and HC Inquiries**

No resident inquiries.

**IV. President's Report**

Eric Toureilles mentioned that he attended the MUD #136 meeting and asked them if they would help with installation of irrigation and mulch on the new trees we are planting at the Vanbury playground. The MUD team said they would be happy to help and they will place it on the next agenda to vote on it. Eric reminded all Committee chairs to review their expenses and look at where we have opportunity to reduce costs, as inflation is going up more than we had budgeted. We plan to review electrical rates, as our contract ends in July. Currently we are paying \$4.25 per KWh plus CenterPoint delivery cost.

**V. Manager's Report**

Reported that the DVCA March elections ran well as normal. We had ten rentals and about three AA's submitted for the month. Our Pancake Breakfast had a huge turnout of people. Some homeowners are looking forward to SAYOR coming in April. Spring break brought may greenbelt walkers out and kids playing at the park for the week.

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

**A. Landscape Committee**

Tom presented two proposals for Board approval.

- a) Expand sprinklers on East side of Clay at a cost of \$1,850. A motion was made by Steve Gunzelman to approve the proposal, and it was seconded by Kim Samman. The motion was passed unanimously.
- b) Expand sprinklers on West side of Clay at a cost of \$2,100. A motion was made by Steve Gunzelman to approve the proposal, and it was seconded by Terry Gray. The motion was passed unanimously.

**B. Security Committee**

Angela was absent, but Brent Burris said there were no issues to report. He stated that he will be replacing four SEAL signs.

**C. Community Services Committee**

Rick was absent, but they had no proposals to present.

**D. Swim Pool Committee**

Carissa was absent, but they had no proposals to present.

**E. Tennis Committee**

Mark mentioned that pickleball play is on the rise. They had no proposal to present.

**F. Financial Services Committee**

Tom reported that we are doing well and our collection rate is 87%. He said that we currently have 37 payment plans and we are at 85% unencumbered cash. and we have 5 properties in legal.

**G. Deeds Committee**

Deeds did not have any proposals to bring to the Board for approval.

**H. Recreation Committee**

Roger was absent, no report.

**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 April 2<sup>nd</sup>.

**VII. Old Business**

A. None

**VIII. New Business**

A. Eric Toureilles stated that we need to have a Special meeting for the Vacancy, since we received an application for Bill Wilkinson's position. Eric made a motion to have the Special Meeting on April 14<sup>th</sup> at 7PM, before the Annual meetings. It was seconded by Brent Burris and the motion passed unanimously.

B. Eric Toureilles mentioned that he covered this in his presidents report and we are grateful for the help of the MUD @136.

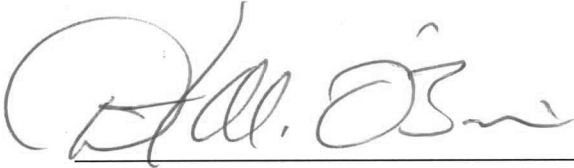
C. Eric wanted to let the Board know that AT&T had damaged the electrical lines going to two light fixtures in the Patio home section. The cost to the Association is about \$1,500 and he plans to get reimbursed by AT&T.

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

Eric asked if there was a need for executive session, and there was none. No Executive session was had.

**X. Adjournment**

Terry Gray made a motion to adjourn the meeting at 8:36 PM, seconded by Amy Lacy. The motion was approved unanimously.



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Submitted by: David O'Brian  
DVCA Acting Secretary



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Accepted by: Eric Toureilles  
DVCA President