

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, June 22, 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 7:04 PM.

Trustees in attendance were Eric Toureilles (President), Brent Burris (Vice President), Terry Gray (Treasurer), Lloyd Hampton (Secretary), David O'Brian, John Murphy, and Steve Gunzelman. Kim Samman was absent but granted proxy to John Murphy.

I. Determination of Quorum (6 Required)

Eric determined that a quorum was present with 7 members attending.

II. Approval of Minutes

May minutes were approved with suggested changes and corrections voiced by Terry Gray, Eric Toureilles, and others. Eric made the motion to approve, Terry seconded, and the board approved unanimously. Lloyd Hampton made the suggested corrections.

III. Residential and HC Inquiries

A. A Boy Scout with Troop 120 made a presentation asking for approval for a flag retirement box, built by the troop, to be placed next to the book exchange at the clubhouse. John Murphy made a motion to approve the project, Lloyd Hampton seconded, and the motion carried unanimously. A little later it was pointed out that Rudy Zertuche, a former Marine, had volunteered to handle flag retirement.

B. An issue was brought to the Board's attention by a member (Bob Shortle) saying he received a notice from the Deeds Committee. He pointed out that notices do not "live in the Matrix" but that "letters" do. His point was noted. He said the letter stated his sidewalk was deemed unsafe and asked the Board to publish the criteria in which deeds are going to determine that sidewalks are unsafe. Eric said the matter would be referred to Deeds for action. There was discussion as to whether the

MUD might handle the problem, if it was around a Sanitary manhole. They should be the first contact in this situation.

- C. A resident, Dale Wilkers, raised a concern about electric bikes, scooters, skateboards, and other similar devices being used on our sidewalks making it dangerous for pedestrians to walk. It is especially a problem for our older residents. The danger is being knocked down, shoved aside, or forced to step off the sidewalk when, in fact, it is the pedestrians that have the right-of-way. After much discussion revealing several points of view, it was decided to take the issue up later. No motions were made. Suggestions included signage, new rules, and checking for the Association's and homeowners' liability in case of injury.

IV. President's Report

- a) Eric had three items to report. First, the MUD operator knocked down a portion of our perimeter fence. The MUD took responsibility and has already fixed it at their expense.
- b) Second was a drainage issue with all the rain we have had of late. Two drains were a particular concern, but both have since been cleaned out.
- c) Third, was concerning our electric provider. Eric reported he had compared more than 30 providers and recommend we stay with our current provider at a rate of 5.9 cents per kilowatt on a 12 month contract.

V. Manager's Report

Cat reported about seven facility rentals, mostly graduations. She met with Jan and Tom on a few AP account issues. She is preparing for the Fourth of July party. There was discussion of a sinkhole that appeared by Farnington. Flood Control has assumed responsibility and takes care of it.

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

A. Landscape Committee

- a) Needed Patio Home Drainage Maintenance was proposed. The Board members waived the notice requirement by email. The motion was made by Eric and approved by the entire board. Tom was instructed to proceed, and the work has been completed.
- b) A request was made by the Landscape Committee to handle six other

drains that need cleaning out or tunneling. Cost would be \$4,800 for the six drains. A motion was made by Steve, seconded by Terry, and approved unanimously.

- c) It was pointed out that the Landscape Committee lacked a quorum at their May and June meetings but should be back on track in July.

B. Security Committee

There was a general discussion on solicitation in Deerfield Village. Easy Fiber being one of the worst. It was pointed out that leadership of Easy Fiber will be at our meeting next month so we may raise the issue with him at that time. It was mentioned that the solicitors may be on the public streets but may not enter onto any private property since we are a non-solicitation community.

C. Community Services Committee

- a) It was reported that the parking space and sleeper painting project were progressing quite well. A question was raised by Eric as to why the sleepers were painted white instead of yellow. The response was that having them painted white was cheaper.
- b) Eric reminded the Board that he will be reviewing the HOA's website with the committee in August concerning the required annual review.

D. Swim Pool Committee

No report

E. Tennis Committee

A quorum was not present at the last committee meeting but there were no specific issues to report.

F. Financial Services Committee

- a) 91.4% of the 2026 assessment has been collected as of the end of May.
- b) Another \$25,000 has been collected so far in June.
- c) There have been five attorney referrals.
- d) There are still more than 20 people that have not paid all of the 2025 assessment.
- e) Unencumbered cash was \$173,066 at the end of May.
- f) We are at 100% of our safety reserve.

- g) The budget request has been sent out.
- h) There was a question about a date for the October budget meeting.
No specific date has been chosen yet.

G. Deeds Committee

The Deeds Committee asked for guidance on enforcing our deed restrictions in backyards. To date we have focused only on what could be viewed from the street. It has been noted that there are issues that have arisen on violations in members backyards. However, we lack procedures for pursuing such violations. The AGC committee needs to be made aware of the issue for our proposed unified PC.

H. Recreation Committee

Roger reported that the June pancake breakfast attendance was a little down, as expected, since school is out for the summer. A band has been procured for an indoor social event on August 29th. The Men's Group is winding down their projects for the summer. The paver project is complete and the extra paver stones have been installed in muddy spots under certain picnic tables. Roger also mentioned Rudy Zurtuche has volunteered to manage the Clubhouse flag.

I. Architectural Guideline Special Committee

- a) The final draft of the unified PCs has been sent to the attorney, Eric, and Lloyd for review.
- b) We are working on the best method to present the PCs to the community.

VII. Old Business

- A. None

VIII. New Business

- A. Discussion on a home that has been converted to multi-family use.
Legal action is being considered. Eric made a motion that we pursue this property by sending a 10-day demand letter and lacking results, proceed with a lawsuit. There was a second by Terry, followed by a unanimous approval by the board.

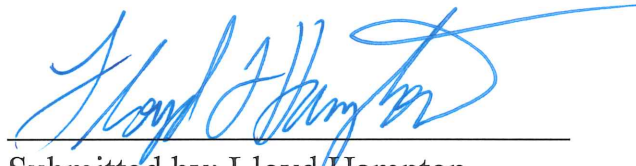
B. There was a great deal of additional discussion on the motorized vehicle issue. Steve agreed to draft some language for consideration.

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 held.

X. Adjournment

Eric made a motion to adjourn the meeting at 8:43 PM, seconded by Lloyd. The motion was approved unanimously.



Submitted by: Lloyd Hampton
DVCA Secretary



Accepted by: Eric Toureilles
DVCA President