

Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, May 25, 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 7:03 PM.

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

I. Determination of Quorum (6 Required)

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

II. Approval of Minutes

Terry Gray made a motion to approve an accumulated batch of prior minutes. David O'Brien seconded. Motion carried unanimously.

III. Residential and HC Inquiries

1. Question about an uprooted tree. Eric responded that it had been handled and the cost was split with the homeowner.
2. Question about the exposed Comcast cable on the greenbelt (hanging off trees) that has been there for some time. Cat was asked to contact Comcast on the issue.

IV. President's Report

Eric wished everybody a happy Father's Day coming up here in June. Our MUD has approved the \$900 to help on the Danberry playground, so they're going to pitch in for mulch and the irrigation system.

V. Manager's Report

Reported being quite busy with SAYOR. For May there are quite a few rentals, with at least seven or eight with graduation parties and birthdays for the month. There were also the pool party and the Memorial Day party. All these events went well. Lastly, the ice machine locks were now fixed.

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

A. Landscape Committee

- a) Reported that the patio project was substantially complete and thanked the men's group, gardenclub, community services and the pool committee for their assistance and support. The only work left to be done is the addition some benches and put a little bit of mulch.
- b) There was a discussion about what a mess the ditches are, and that something should be done. This includes both the greenbelt ditch handled by HCFC and the Windsong Trail ditch handled by the county. Possible solutions included getting the county to do the work or having it done ourselves. No motions were made.

B. Security Committee

Brent Burris reported that they lacked a quorum at the last committee meeting but there were no specific issues to report. However, the four SEAL signs have been replaced.

C. Community Services Committee

A proposal was presented for striping on the parking lots, which have faded out. There are also requests from residents to paint the wheel stops so that there are fewer tripping hazards. Also to redo the handicap spots, the fire lanes, and the like. We asked for three bids and got two. The proposal is to take the lowest at an amount of \$1,550. Reviewed it with Tom. A motion to approve was made by Eric and seconded by Kim. The motion carried unanimously.

D. Swim Pool Committee

Carissa reported that the toilets were fixed. She expressed satisfaction with the new pool supervisor as well as the six lifeguards (all of which are residents of DV). Carissa also informed the Board that she would be out of town for five weeks, but that Scott and Erin would have keys and pool services would continue as normal.

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

Tom reported that we are at 105% of reserves.

Accounts receivable is at \$114,000 with 89.2% recovery.

14 open payment plans, down from 46.

2 plans were terminated and 6 plans in default.

5 plans have been referred to the attorney.

There was discussion on the period of time we take before filing a lien. It has been more than a year. The Board agreed (no motion needed) to abide by the 6 month limit specified in the bylaws.

There were also discussion and general agreement that Cat need assistance with accounting and bookkeeping. A part-time account was considered but no motions were made. Lastly, the 2027 budget is ready for distribution.

G. Deeds Committee

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

H. Recreation Committee

Roger reported that band are hired for September and October but are getting harder to find with the budget.

The graduation parade was said to be a success.

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 so that it may be submitted to the attorney. Eric asked Lloyd to review it as well.

VII. Old Business

A. None

VIII. New Business

A. None

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

Eric made a motion to adjourn the meeting at 8:11 PM, seconded by Lloyd. The motion was approved unanimously.



Submitted by: Lloyd Hampton
DVCA Acting Secretary



Accepted by: Eric Toureilles
DVCA President