Deerfield Village Community Association
REGULAR BOARD MEETING
Monday, July 27, 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), Lloyd Hampton (Secretary), David O'Brian (Trustee), John Murphy (Trustee), and Steve Gunzelman (Trustee). Kim Samman was absent but granted proxy to Eric Toureilles.

I. Determination of Quorum (6 Required)

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

II. Approval of Minutes

Several board members suggested changes to the proposed June Minutes. After discussion, Steve Gunzelman made a motion to approve the minutes with the suggested changes and Terry Gray seconded. Motion carried unanimously.

III. Residential and HC Inquiries

A. Meagan Blackwell, Community Engagement Coordinator for Harris County Precinct 4 addressed the sink hole close to Farnington Street. She indicated that Harris County Flood Control had jurisdiction and would take care of it. She said she would monitor their progress and report back. She then shared information and a flyer on the Harris County Budget Survey and invited everyone to take part.

B. A resident made an inquiry concerning a basketball goal he has placed on the easement in his cul-de-sac, and received a violation letter. The Board maintained that to approve it would go against our Protective Covenants and making an variance could open the door to others placing a basketball goal or other objects on the easement or street.

The Board also felt it was unsightly. Eric Toureilles made a motion to deny the request Tery Gray seconded. Motion carried unanimously.

C. EzeeFiber's Alex Rodriguez (Business Development Executive) appeared to answer concerns expressed by many on the sometimes overly aggressive door-to-door solicitations being made by some of the EzeeFiber salespersons. He said he was very willing to work on it. He suggested that they would end the door-to-door solicitations and use door hangers. In addition, he offered free service for the clubhouse-pool-tennis courts area. EzeeFiber asked permission to provide services to the patio homes since that area is private property. After discussion amongst the Board, it was agreed to proceed with the agreement.

IV. President's Report

Eric had nothing major to report this month. Eric pointed out that Harris County had cleared a lot of the debris from the drainage ditches, causing some stoppage. There followed some discussion on the forced mowing issue and trying to shorten the timeframe for beginning the service. The Board is working with Deeds on the issue.

V. Manager's Report

Cat reported that she has made requests to Harris County to get the drainage ditch mowed. The county responded that it was on their schedule but would not commit to a date. Next she reported they were waiting on a part to get the ice machine fixed. Lastly, she commented that she was receiving a great number of requests for pool parties.

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

A. Landscape Committee

a) Tom Gerrity reported that the dead pine trees on Oakworth have been taken down.

b) Tom also indicated that the Committee decided against a tree giveaway program but will continue to plant new trees on the greenbelt.

B. Security Committee

No developments reported.

C. Community Services Committee

Eric gave the report. He will review our website with the committee at the August meeting to ensure compliance with CCRs and law. Trustee Gunzelman asked about lights being replaced in the parking lot. Eric indicated the issue would be addressed at the next committee meeting.

D. Swim Pool Committee

Carissa Lamkahouan brought the Board and residents up to date on the emergency approval she received to replace the ORP and PH probes that were no longer working. The probes are set to be replaced in short order. The cost is $1,220 including labor. John made a motion to approve the work and David seconded the motion. The motion carried unanimously. In addition, Jeff Parsons will make a bid to install Hardy Plank around the pool house.

E. Tennis Committee

The tennis committee 2027 budget of approximately $7,000 has been submitted. A three wind screens for the court have been ordered.

F. Financial Services Committee

94.6% of the 2026 assessments have been collected. Seven pay plans are currently open with one plan cancelled for non-payment although we are waiting 10 more days on that one. 53 homeowners have paid zero for 2026. We currently have $187,350 in unencumbered cash. Eric asked all committees to submit budget requests by September 4th. A motion was made by Terry to hold the annual budget meeting on October 19th at 7:00 pm. Eric seconded and the Board passed the motion unanimously.

G. Deeds Committee

Deeds did not have any proposals to bring to the Board for approval. There was discussion concerning the perimeter fence. A question was raised by Brent on the sidewalks being installed along Barker-Cypress. The question was if

they were going to put sidewalks along our community and whether that might affect our fence or drainage.

H. Recreation Committee

Roger reviewed our Fourth of July celebration and its success. August 8th is the teen party. August 9th will be the pre-school ice cream social and the 29th will be the adult social at the clubhouse. There was a suggestion and agreement to hold our Trunk-or-Treat on Saturday, Halloween Day this year.

I. Architectural Guideline Special Committee

The next meeting will be held tomorrow (July 28th). Lloyd will attend for input and our attorney, Mr. Gainer, will join by phone. There was discussion on allowing metal roofs. No motions were made. There was also a great deal of discussion on motorized scooters and the like being a safety hazard on our greenbelt sidewalks. No decisions were made but a policy on this issue will be presented in the August 24th Board meeting by Eric.

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 no Executive session was needed.

X. Adjournment

Eric made a motion to adjourn the meeting at 8:53 PM, seconded by Lloyd. The motion was approved unanimously.

Submitted by: Lloyd Hampton
DVCA Secretary

Accepted by: Eric Toureilles
DVCA President