

# Deerfield Village Community Association

## ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Wednesday, June 12, 2024, 7:00 pm

Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Terry Gray (Vice-Chair), Ruth Delaunay (Secretary), and Brent Burris (Member), Steve Gunzelman, Deborah Plattsmier, Elaine Mills, and Laurie Johnson. Absent were Philip Lanham, Lisa Rice, Nick Ruthaupt, Kristine Spiller, Alan Copeland, Robin Haworth, Buddy Scott, Glenn Sommers, and Glen Williams.

The meeting of the Deeds Guidelines Committee of the Deerfield Village Community Association was held at 4045 Deerfield Village Drive in Houston, Texas 77084. Chairman Eric Toureilles called the meeting to order at 7:04 PM.

### I. DETERMINATION OF A QUORUM (8 required)

Eric Toureilles determined there was a quorum. In addition, the following individuals will now be considered former members: Philip Lanham, Lisa Rice, Nick Ruthaupt, and Kristine Spiller. They are welcome to rejoin at any time.

### II. MEETING MINUTES

A motion to accept the meeting minutes was made by Elaine Mills and seconded by Deborah Plattsmier. Unanimously approved.

### III. AGC CHARTER

- a. Eric Toureilles shared that the Deerfield Village Community Association Board approved, at its May meeting, the AGC charter changes which include posting the committee's agenda 3 days in advance of committee meetings and making them available on the Deerfield Village Community Association website.

### IV. UNIFIED PROTECTIVE COVENANTS

- a. The committee reviewed the first four pages of the 1986 Architectural Control Guidelines to ensure that they were already addressed in the revised version of Section 6's protective covenants. The committee discussed and addressed page 1 – item 3 and page 4 – item 5 of the revised Section 6 protective covenants.
- b. A revision to the “Maintenance and Use” section (page 1 - item 3) in the Section 6 revised protective covenants document was agreed upon to include the word “elevation” in the verbiage.

*“No building or improvements (including mail boxes and mail box support posts) of any character shall be erected or placed, or the erection thereof begun, or changes made in the design thereof after original construction, on any lot until the construction plans and specifications and a plan showing the location of the structure or improvements have been submitted to and approved in writing by Friendswood, or its assignee hereinafter provided*

*for. Such approval shall be as to compliance with these restrictions, the applicable Minimum Construction Standards adopted and promulgated by Friendswood, or its assignee, for said subdivision, and as to quality of materials, color, harmony of **elevation and** external design with existing and proposed structures. Such approval of plans being only to insure the above compliance and specifically, but not without limitation, shall not be construed as any representation by Friendswood, or its assignee, as to, or responsibility for, the design or quality of the improvements or the ultimate construction thereof. In the event Friendswood fails to approve or disapprove such plans and specifications within thirty (30) days after the receipt thereof, approval will not be required and the related covenants set out herein shall be deemed to have been fully satisfied.”*

- c. It was agreed that the 1986 AGC with Minimum standards are already referenced in the existing PC's.

V. RESIDENT COMMUNICATION

A one-page document that will serve as a communication tool of the AGC process was reviewed and suggested revisions will be incorporated and presented at the next meeting by Laurie Johnson.

VI. ADJOURNMENT

The next meeting will be Thursday, June 27th, 2024, at 7 pm. The motion to adjourn the meeting at 8:38 pm was made by Eric Toureilles and seconded by Terry Gray. Unanimously approved.

Signed: 

Date: June 12, 2024