

Deerfield Village Community Association
ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES
Thursday, June 27, 2024, 7:00 pm
Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Laurie Johnson (Secretary), Deborah Plattsmier, Steve Gunzelman, Buddy Scott, Robin Haworth, Glen Williams, and Glenn Sommers. Absent were Brent Burris, Alan Copeland, Ruth Delauney, Terry Gray, and Elaine Mills.

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 7:06 PM.

I. DETERMINATION OF A QUORUM (8 required)

Eric determined there was a quorum. Alan Copeland will now be considered a former member. Former members are welcome to rejoin at any time.

II. MEETING MINUTES

A motion to accept the meeting minutes from June 12, 2024 was made by Eric Toureilles and seconded by Laurie Johnson. Unanimously approved.

III. RESIDENTIAL INQUIRIES

There were no residents present, nor inquiries to address.

IV. OLD BUSINESS

- a. Resident Communication - a proposed flyer intended to expand residents' awareness of the AGC was discussed.
 - i. Several members noted the meeting schedule shown would need edits based on the revised schedule discussed at this meeting.
 - ii. Laurie Johnson presented possible means to distribute the flyer.
 1. Laminated copies to be posted by the tennis sign-up sheets, at the pool, on the notice board near the office, at the entrance to the annex, in both clubhouse restrooms and near the water fountain
 2. Printed copies to be left in the clubhouse and annex for residents to pick up as they attend events.
 3. Email via the DVCA blast distribution list.
 4. Social media distribution via the Deerfield Home and Family Facebook page and Nextdoor was also discussed.
 5. The consensus was to use all those means except for Nextdoor for the time being.

- iii. Eric Toureilles made a motion to accept the flyer proposal as discussed; Glen Williams seconded the motion. Unanimously approved.
- iv. A copy of the flyer with revised dates is attached.

V. NEW BUSINESS

- a. Updating the new Section 6 Unified PC Document (aka Section 6 Reorganized)
 - i. Glenn Sommers reiterated that red and blue text in the document represents relocated or duplicate content in the working draft.
 - ii. It was agreed that the committee should define a title for each section to be able to create a Table of Contents for the final document.
 - iii. Eric Toureilles asked that we identify if the topic is in or out, and if it stays in, does it need further modification. Let's not deep dive into a topic at this time. Steve Gunzelman raised a concern that the first paragraph (and additional content) referencing Friendswood seems irrelevant now. Eric and Glenn explained that the DVCA attorney would review and contribute current templated language addressing that at a future point.
 - iv. The committee agreed to strike the word "servant" in the current paragraph number 7 pertaining to easements.
 - v. The committee discussed the Maintenance and Use section (pages 1-3) to determine if the sections were appropriately located and if further modification is needed.
 - vi. Detailed discussion of each section was sometimes deferred as counterproductive to this phase of the review.
 - vii. Glenn Sommers proposed that the committee work through this initial broad review, with the intent of identifying specific topics to be assigned for in-depth discussion at future meetings. Topics that were immediately mentioned were how to define a Single-Family Residence, what rental issues need to be addressed, and how to define home business.
 - viii. Discussion will continue at the next meeting with the Architectural Control content beginning on current page 4.
 - ix. Deborah Plattsmier is working to record proposed changes and add notes that further modifications are needed in real time as the group discusses. Robin Haworth is her backup. Those revisions will be communicated to the committee and posted on the website when available.

VI. OTHER ITEMS


- a. The committee agreed to address Meeting dates ahead of sequence on the agenda.
- b. Considering calendar issues for several members, it was proposed to change the meeting schedule from the **current** 2nd Wednesday and 4th Thursday of the month to the **new** 1st Thursday and 4th Tuesday of the month.
- c. To maintain proper public notice, the meeting on July 10, 2024 will be the final date based on the old schedule. The new schedule will take effect thereafter. The

first meeting under the new schedule will be the fourth Tuesday, July 23, 2024, followed by the first Thursday August 1, 2024.

- d. Eric Toureilles made a motion to accept the new schedule and implementation as discussed. Robin Haworth seconded the motion. Unanimously approved.
- e. Deborah asked if she was doing the next AGC Article, as she was just doing the June. It was agreed she would do July and then it would fall on someone else.

VII. ADJOURNMENT

The next meeting will be Wednesday, July 10, 2024 at 7:00 PM. The motion to adjourn was made at 8:40 by Eric Toureilles and seconded by Robin Haworth. Unanimously approved.

Signed: 
Acting Secretary: Laurie Johnson

Date: 06/28/2024