

Deerfield Village Community Association

ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Thursday, August 1, 2024, 7:00 pm

Deerfield Village Clubhouse

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

The meeting of the Architectural 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 determined there was quorum and moved to restore Alan Copeland's full voting status immediately due to communication issues that contributed to his prior absence. Robin Haworth seconded the motion; passed unanimously.

II. MEETING MINUTES

- a. Buddy Scott moved to approve the minutes of the June 27, 2024 meeting; Terry Gray seconded the motion; passed unanimously.
- b. Eric noted that there are no July 10, 2024 minutes to approve because the meeting was cancelled in the aftermath of Hurricane Beryl.
- c. Ruth DeLauney moved to approve the minutes of the July 23, 2024 meeting; Buddy Scott seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

There were no residents present, nor inquiries to address.

IV. OLD BUSINESS

- a. Glenn Sommers reminded the group that the Protective Covenants for other sections in Deerfield are substantially the same as the Section 6 document under review. There are a few differences that will need to be addressed at a future time to bring all sections into agreement. Glenn and Deborah recall there is an existing document that summarizes those discrepancies; they will attempt to find it or recreate it.

- b. Glenn also mentioned enforcement aspects of administration topics in Part II. Consideration must be given to whether a restriction is included because it is required by law or because it is defined by the homeowners' association.
- c. The group resumed discussion of the revised Section 6 unified PC document, beginning with Architectural Control Part II on page 7 through the end of the document on page 8.
- d. Specific recommendations for those portions can be reviewed in the red-line working document that Eric maintains. Some will require legal input.
- e. Glenn S. noted that as we review additional policies and guidelines we must evaluate if they will be consistent with what we finalize in Part II above.
- f. The group began review of the DVCA supplemental policies to discuss what should be added to the final protective covenants document. Eric and Glenn suggested we create a separate government section or otherwise identify portions that are verbatim copies of language in the Texas Property Code, to distinguish that content from enhanced language added by the Board. Ruth suggested identifying the text of legal language by means of italics, different font or different colors to make it stand out. There was discussion about adding a prologue statement describing the relevant legal codes.
- g. Printed excerpts of policy documents (sections that pertain to AGC topics) were referenced for this discussion. Eric maintained specific notes on each section as they were discussed, noting if they were verbatim legal language and any other points to address on further review.
- h. The committee discussed existing supplemental policies (p.6-11) on Flags/Flagpoles, Solar Panels and Solar Energy Devices, Storm/Solar Energy Efficient roof shingles, Rain Barrels/Rainwater Harvesting systems, Yard Decorations/Displays, and Political Signs.
- i. In addition, supplemental policies (p. 2-5) were reviewed on the topics of Solid Waste Composting/Efficient Irrigation/Drought Resistant Landscaping, Display of Religious Items, Standby Generators, Backyard Pool Enclosures, and Security Measures.

V. NEW BUSINESS

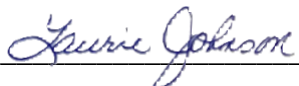
- a. Copies of the Deeds Primer were distributed for reference in future discussion.
- b. Committee members were asked to review the Primer as well as policies/guidelines for Non-Perimeter Fences, Driveway/Walkway/Sidewalks, Outbuildings/Play Structures as well as Towing to prepare for the next meeting. Some printed copies have been made available, and all documents are also on the DVCA website.
- c. Ruth DeLauney notified the group that the new meeting schedule that was adopted conflicts with her personal commitments. She resigned her position as Secretary and her membership in the committee.

- d. Laurie Johnson agreed to assume the primary Secretary responsibility, noting the potential for occasional conflict including the next meeting on August 27.
Deborah Plattsmier agreed to record minutes for that meeting.

VI. ADJOURNMENT

Eric moved to adjourn the meeting at 8:55. Glen Williams seconded the motion, and the motion passed unanimously.

The next meeting will be Tuesday, August 27, 2024, at 7:00 PM.

Signed:  Date: 08/02/2024
Secretary: Laurie Johnson