

Deerfield Village Community Association
ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES
Tuesday January 28, 2025, 7:00 pm
Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Laurie Johnson (Secretary), Brent Burris, Alan Copeland, Steve Gunzelman, Elaine Mills, Deborah Plattsmier, and Buddy Scott. Terry Gray (Vice-Chair), Robin Haworth and Glenn Sommers were 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 7:01 PM.

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum present.

II. MEETING MINUTES

Eric made a motion to approve the minutes of the meeting from January 9, 2025. Buddy seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

A. The committee was reminded to consider the difference between major and minor repairs, as well as new construction, when evaluating what should be included in the Maintenance and Use section of the Unified PC. Eric continued to record changes in the working copy of the Unified PC.

B. Fence and Structure Maintenance –

- a. It was noted that lawn equipment and recreational equipment had been included in an earlier, broader version of this section. Those subtopics have been added to **Yard Maintenance**.
- b. There was concern that “Interior Fence” in the title would be misinterpreted to mean just shared fences between two homes. We agreed to clarify by changing that to Fence and adding a statement to note that it doesn’t apply to the community perimeter fence.
- c. We discussed the need to think about specific issues that might arise in this area but have not added anything else to this section yet. Play and storage structures were mentioned as frequent issues; we might want to

modify wording: "All fences and exterior structures, including storage and play structures, shall be maintained"

- d. Front yard seating was also raised as a concern; that could be addressed with the general rule for things to be clean, harmonious, etc).

C. Sidewalks and Driveways –

- a. Modified to add Pathways to the title and contents of this section.
- b. We agreed to insert a reference to the definitions that exist in the Architectural Control section.
- c. We discussed adding content about who is responsible for sidewalk repairs and decided not to address that since it would depend on circumstances.


V. NEW BUSINESS

- A. Eric requested that we all review the Guidelines tab on the DVCA website to see if there are recommendations for any changes.
- B. Steve questioned whether we should go back and revisit wording on short term rentals to mention specific online rental companies. Eric said the existing wording is intentionally broad at the suggestion of our attorney.
- C. We digressed to a discussion about grandfathering, which we agreed would need to wait for a future meeting.
- D. We brainstormed other topics that should be included in **Maintenance and Use**, including: mailboxes, building exteriors (bricks, siding, gutters, doors, windows, fascia and soffits, repainting, burglar bars)

VI. ADJOURNMENT

Brent moved that the meeting be adjourned at 9:00 PM. Alan seconded the motion; passed unanimously.

The regular meeting schedule will resume moving forward; the next meeting date will be Thursday, February 6, 2025.

Signed:  Date: 02/05/2025
Secretary: Laurie Johnson