

Deerfield Village Community Association
ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES
Tuesday, February 25, 2025, 7:00 pm
Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Laurie Johnson (Secretary), Brent Burris, Alan Copeland, Steve Gunzelman, Deborah Plattsmier, Buddy Scott and Glenn Sommers. Terry Gray, Robin Haworth and Elaine Mills 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 7:03 PM.

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum present.

II. MEETING MINUTES

Steve suggested and the committee agreed that for clarity the last sentence in Section E Home Exteriors (E7) should be moved to conclude the previous point (E6). Glenn made a motion to approve the minutes of the meeting from February 6, 2025 with the suggested edit. Deborah seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

A. We discussed whether to include a section in **Maintenance and Use** regarding exterior lighting. We noted there is a difference between security lighting and decorative/seasonal lighting that may require different criteria. We agreed it would be appropriate to discuss this first when we reach that topic in **Architectural Control**, then return to add content to **Maintenance and Use**. The term “exterior lighting arrangement” was suggested for use. For now, Eric has added a Seasonal Lighting heading as a placeholder.

B. We agreed that additional modifications may be made to **Maintenance and Use** as we proceed through **Architectural Control** topics, so a final review is not yet required.

V. NEW BUSINESS - Architectural Control

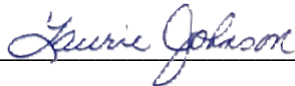
A. Eric recorded minor edits to **Single Family Residence** content.

- B. Dwelling Size and Dwelling Location** prompted extensive discussion regarding potential for future redevelopment with “McMansions” and different perspectives. We considered multiple approaches to specifying a maximum dwelling size, noting the need to observe setbacks, easements, and the existing building restrictions, as well as maintaining adequate green space on the lot. We agreed not to use the square footage of the largest original homes as a universal upper limit, since all lots are not the same size and shape. We talked about the need to maintain consistency with the neighborhood, consider the original footprint and elevation of the house and evaluate new sightlines into neighboring properties. We agreed to cite broad considerations for approval instead of defining maximum square footage with a numerical limit.
- C.** We agreed to re-read through the existing content up through easements to better prepare for the next meeting,
- D.** We discussed whether we should define circumstances in which a homeowner would be required to submit architectural drawings for a major project. We also discussed requiring inspections. No conclusions were reached; those topics may be revisited.

VI. ADJOURNMENT

Eric moved that the meeting be adjourned at 8:35 PM. Glenn seconded the motion; passed unanimously.

The next meeting date will be Thursday, March 6, 2025.

Signed:  Date: 02/27/2025
Secretary: Laurie Johnson