

Deerfield Village Community Association

ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Tuesday, April 22, 2025, 7:00 pm

Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Terry Gray (Vice-Chair), Laurie Johnson (Secretary), Brent Burris, Alan Copeland, Steve Gunzelman, Robin Haworth, Elaine Mills, Buddy Scott and Glenn Sommers. Deborah Plattsmier 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. Eric Toureilles called the meeting to order at 7:07 PM.

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum present.

II. APPROVAL OF MINUTES

Terry motioned that we approve the minutes of the meeting held on April 3, 2025. Steve seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

We continued discussion of the **Architectural Control** section of the Unified PC. Eric recorded changes in the working document as we worked.

- a. **Non-perimeter fences and gates** – we reviewed material requirements again and added language to address driveway gates.
- b. **Driveways, Walkways and Sidewalks** – we agreed to remove language requiring Association Director approval and language stating that HOA has the “full authority to specify” several variables. We don’t want to imply that the HOA assumes liability for specifications that may not be suitable for an individual project. We made additional edits for clarity and added a definition for driveway.
- c. **Outbuilding and Play Structures**- we discussed what types of structures might fall into this category, with different expectations regarding location. For example, a gazebo might be placed appropriately in a side yard with more visibility, but a storage shed should be shielded from view. Revisions were made to the Unified PC accordingly.

- d. **Parking & Towing** – after further conversation we agreed this topic does need to be addressed but doesn't belong in the Architectural Control section. We discussed issues that need to be considered, especially the different requirements for private Patio Home streets versus common areas and public streets in the rest of the subdivision. Eric offered to develop a draft of language for review at our next meeting. It may need to be included in Maintenance & Use as well as Enforcement.

V. NEW BUSINESS


Agenda items in this section were deferred.

The next meeting will be Thursday, May 1, 2025.

VI. ADJOURNMENT

Terry motioned that the meeting be adjourned at 8:53 PM. Eric seconded the motion; passed unanimously.

After adjournment, we had a brief exchange about the May 27, 2025 meeting date, which will conflict with the Board meeting that has been rescheduled due to Memorial Day. The consensus of the remaining members was to cancel the AGC meeting since we have a meeting scheduled for June 5, 2025. We will need to confirm this when the committee reconvenes.

Signed:  Date: 04/23/2025
Secretary: Laurie Johnson