

Deerfield Village Community Association

ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Thursday, May 01, 2025, 7:00 pm

Deerfield Village Clubhouse

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

Eric motioned that we approve the minutes of the meeting held on April 22, 2025.

Elaine seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

We wrapped up discussion of the **Architectural Control** section of the Unified PC.

Eric provided draft language for **Parking & Towing**, along with a copy of the current DVCA parking and towing policy for reference.

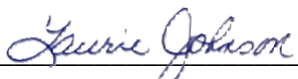
- a) We had extensive conversation about whether advance notice of towing “will be” or “may be” required.
- b) We discussed situations with safety implications that should be exceptions to any advance notice requirements.
- c) We clarified distance restrictions in some situations to align with state parking laws.
- d) We discussed whether to expressly forbid parking on lawns; several members believe that is covered by a requirement elsewhere to park on “paved surfaces”. We need to double check on that.
- e) We agreed this content should be moved out of Architectural Control and into Part III - Enforcement

V. NEW BUSINESS

- a) We began discussion of Part III – **Administration and Enforcement - Sections 1-10** including:
- Section 1 establishes an “opt out” date. Protective covenants will renew automatically every 10 years unless the community (not by individual choice) opts out and agrees to change the covenants.
 - Section 2 – we noted the reference to the Community Charge and recognized that an original paragraph relating to that separate document had been deleted last summer and needs to be restored. Eric added it back to the Unified PC. (Reference: October 3, 2024 meeting minutes – New Business.)
 - Section 4 – there was discussion clarifying impact on liens.
 - Section 6 – it was noted that yard maintenance is a high frequency issue, so enforcement needs to be especially clear.
 - Section 7 – Garage Sale/Estate sale discussion to be continued. Eric reviewed history and reasons behind the garage sale policy. We agreed that the estate sale portion needs amplification. Deborah offered to review existing policy and propose draft language for the next meeting.
 - Section 8 – Outdoor lighting was deferred. We agreed that lighting can be characterized differently – seasonal, security, general landscape – and we need to consider all those aspects.
 - Section 9 – Items in yard was deferred
 - (Section 10 does not exist at this point).
- b) The remaining agenda items under New Business were deferred.
- c) **The next meeting will be Thursday, June 5, 2025. Our May 27, 2025 meeting has been cancelled due to conflict with the Board Meeting, which was rescheduled because of Memorial Day.**

VI. ADJOURNMENT

Eric motioned that the meeting be adjourned at 8:55 PM. Terry seconded the motion; passed unanimously.

Signed: 
Secretary: Laurie Johnson

Date: 05/04/2025