

**Deerfield Village Community Association**  
**ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES**  
**Thursday, June 04, 2026, 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, Elaine Mills, Deborah Plattsmier, Buddy Scott and Glenn Somers. Robin Haworth 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.

**I. DETERMINATION OF A QUORUM (6 required)**

Eric determined we had a quorum present and called the meeting to order at 7:18 PM.

**II. APPROVAL OF MINUTES**

Glenn motioned that we approve the minutes from the meeting held on May 27, 2026. Terry seconded the motion; passed unanimously.

**III. RESIDENTIAL INQUIRIES**

No residents were present, nor inquiries submitted.

**IV. OLD BUSINESS**

Eric reported that the final draft of the UPC was sent to the attorney today, and has been posted on the website.

**V. NEW BUSINESS**

**A. Marketing strategy**

We spent the majority of the meeting discussing the best overall approach to marketing the final document to the community. Glenn reviewed the charter of the committee and the process that has taken us through the last two years. He included the highlights of what the community found objectionable in the 2024 town hall meeting. We agreed it should present the key benefits of the new document in a bullet point format. We brainstormed a list of points that Eric captured and will share with the group. Those included the fact that this is a 21<sup>st</sup> century update to deed restrictions that are roughly 50 years old, will address concerns about Airbnb type usage of homes, restrict businesses that create commercial traffic and be more efficient and equitable to administer. Policies can be challenged, properly adopted covenants cannot. This is a final effort; there will not be a third rewrite.

**B. Electronic voting**

Discussion was deferred but we did note that if the intent is to allow adoption by section (i.e., if seven sections approve by 50% plus one, but the other sections don't reach the turnout threshold or don't approve the document, that will need to be clearly spelled out in the voting documents. The result would be enforcement of the old, existing deed restrictions in the sections that do not adopt – 6 foot fences, lower outbuildings, etc.

**C. Socialization**


It's too soon to take advantage of summer events to promote this. Once the attorney returns comments, hopefully prior to the next meeting, we need to develop and plan and present all of this to the DVCA Board for approval. Along with succinct bullet points, we should be prepared with expanded explanation and probably an FAQ document..

**D. Next Meeting**

The next meeting will be on Tuesday, June 23, 2026. Even if the document is not back from the attorney, we can continue working on a marketing plan.

**VI. ADJOURNMENT**

Eric motioned that the meeting be adjourned at 8:44 PM. Glenn seconded the motion; passed unanimously.

Signed:   
Secretary: Laurie Johnson

Date: 06/08/2026