

Deerfield Village Community Association
ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES
Tuesday, July 22, 2025, 7:00 pm
Deerfield Village Clubhouse

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

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum present and called the meeting to order at 7:05 pm.

II. APPROVAL OF MINUTES

Eric motioned that we approve the minutes of the meeting held on July 3, 2025. Elaine seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS.

a) We returned to the topic of **Exterior Lighting** since several committee members could not attend the last meeting and participate in that review. Eric revised the working document with the details as we progressed. Steve was concerned with the addition of string lighting. We noted there were many variables to consider including whether it is hard wired or battery powered, located in the back, front or side yard, and whether it's installed above or below the fence line, on an existing structure, between trees, or strung to a high post. It might reasonably be characterized as security, landscape or holiday lighting depending on the use. We made modifications to our prior wording based on those considerations. There was also general discussion about whether restrictions on "excessively bright" lighting would be enforceable, and we noted that the nuisance/disturbance issue is similar for both bright light and loud noise. We agreed it's inappropriate to use the term "prohibit" unless a violation would be significant enough to send to the attorney. Glenn suggested that we include a statement that some nuisance problems are best addressed with neighborly conversations, and are not within the scope of HOA involvement.


- b) We started discussion on **Items in Front Yard**. Elaine, Deborah, Glenn, and Eric mentioned items that have presented issues based on their experience with Deeds complaints. Those include general debris and junk, mulch/dirt/sand bags, yard equipment, play equipment, hammocks, tire swings, storage totes and lockers, and “décor” items. Some of these are addressed as items in view in other sections such as Yard Maintenance. This is a significant “hot topic” for Deeds, and we should review it more closely.
- c) That led to introducing the **Matrix policy** for evaluating violations and enforcement action. Glenn described the handout and background of how it was developed and proposed. The group agreed that this structure could improve consistency on how violations are handled, streamline the Deeds process in conjunction with the new software that was recently adopted, and make adoption more palatable to the community by using fees rather than fines. The goal is to improve compliance without having to resort to legal action, which costs everyone. We will continue this topic in the future. Deborah asked for the digital file so she could re-sort the list by different criteria.
- d) Eric noted he still needs to move content into the **State Law** section.

V. **NEW BUSINESS**

- a) The remaining agenda items under New Business were deferred.
- b) The next meeting will be on Tuesday, August 7, 2025.

VI. **ADJOURNMENT**

Glenn motioned that the meeting be adjourned at 9:15 PM. Steve seconded the motion; passed unanimously.

Signed: 
Secretary: Lauric Johnson

Date: 08/01/2025