

Deerfield Village Community Association
ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES
Thursday, September 4, 2025, 7:00 pm
Deerfield Village Clubhouse

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

I. DETERMINATION OF A QUORUM (6 required)

Eric determined there was a quorum present and called the meeting to order at 7:06 pm.

II. APPROVAL OF MINUTES

Steve motioned that we approve the minutes of the meeting held on August 26, 2025. Terry seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS.

A. Propane lawn equipment and artificial plants.

- 1) Eric reported that the attorney’s advice is to remain silent on the topic of artificial plants and turf. It would be difficult to enforce, and complaints about unsightly installations could be addressed through the existing language about attractive landscaping. Although the committee had previously agreed in principle with the language Steve suggested, we agreed to strike mention of artificial plants from the updated PC.
- 2) The group also decided to remain silent on propane lawn equipment – specifically the concern about weed torches. They are widely available in a retail setting, and neither the Cy-Fair Fire Department nor the Harris County Public Health & Environmental Services office have taken a position opposing them. Complaints about irresponsible use could be addressed as a nuisance.

B. Items in front yard (items in view)

- 1) Glenn reviewed some history on this topic, which represents a significant portion of Deeds Committee work.

- 2) Areas in public view are not always limited to front yards. Greenbelt and corner properties often have visible side and back yards, especially if there is not a wooden fence. The consensus was that choosing a lot with additional exposure comes with additional responsibility to shield items from view.
- 3) There was discussion about how to describe items that would broadly represent the most frequent problems (ex: statues and other yard decor, mulch bags, automotive accessories, sports equipment) while leaving room for other items to be included. Eric recorded the language in the working document.

C. State Law section

- 1) The most recent revision of the PC has a Part IV State Law information section, with narrative informing homeowners of rights under state law that apply to specific topics.
- 2) Eric suggested that narrative approach was better than inserting current legal language on each topic, since those topics may expand and language change in the future but the homeowner will still have basic protections.
- 3) We added a statement that printed copies of policy can be requested in the office, for homeowners who are less comfortable with internet access.
- 4) We discussed possibly moving this section; that can be revisited when we review the entire document.

D. AA Process and requirements


- 1) We began discussion about the Deeds Primer and existing AA process and forms, noting those will need to be revised in context of the updated PC once complete.
- 2) Eric and Glenn described the new HOA software and how it will allow homeowners to submit AAs (and also violation complaints) through their portal.

V. NEW BUSINESS

- A. Agenda items under new business were deferred.
- B. Multiple committee members have conflicts for the meeting set for September 23, 2025. Eric motioned to cancel it; Deborah seconded the motion, which passed unanimously. **The next meeting will be Thursday, October 2, 2025.**

VI. ADJOURNMENT

Eric motioned that the meeting be adjourned at 8:43 PM. Terry seconded the motion; passed unanimously.

Signed:  Date: 09/15/2025

Secretary: Laurie Johnson