

Deerfield Village Community Association
ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES
Thursday, February 5, 2026, 7:00 pm
Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Terry Gray (Vice-Chair), Laurie Johnson (Secretary), Alan Copeland, Steve Gunzelman, Robin Haworth, Elaine Mills, Buddy Scott and Glenn Somers. Brent Burriss and Deborah Plattsmier 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 we had a quorum and called the meeting to order at 7:02 PM.

II. APPROVAL OF MINUTES

Eric motioned that we approve the minutes from the meeting held on January 27, 2026. Elaine seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

A. Definitions list

Eric recorded changes on a working copy as we discussed further revisions to the list..

1. We agreed to strike the sections for DC, Guidelines and HOA, as those terms are no longer included in the unified Protective Covenants document.
2. We made revisions on AA, ACC and DRC sections.
3. Eric will consult the attorney for specific language to define the DV section to capture the legal definition of the real estate.
4. We added to the definitions of DVCA, PC and TX Minimum Construction Standards, and incorporated the separate list of definitions that was in the UPC.

B. Feedback on the unified PC

1. We updated additional references from “DC” to “DRC” as agreed in the previous meeting and made a few content revisions as we encountered them.
2. Eric copied Semi-Permanent Storage language from Maintenance into a new bullet point in Architectural Control, as the group agreed that topic should be addressed in both sections.
3. We reviewed the Roofing language that was copied from Board policy between meetings. We made abbreviations consistent with the UPC and

modified the 25 year warranty to 30 years. We struck language about multi-color and harmonious shades in favor of requirement that a roof should be the same vendor color throughout. We deleted the reference to removing roof to clean decking, since that is a step the DRC cannot enforce without monitoring each installation. We revised the requirement that protrusions must be painted, since in most cases they are coated or galvanized already. We removed the statement encouraging the use of components that improve ventilation, since recommendations are not enforceable. We agreed to strike the section on solar panels and storm shingles since that is driven by state law.


C. Discussion on Grandfathering was deferred.

V. NEW BUSINESS

New business on the agenda was deferred. **The next meeting will be on Tuesday, February 24, 2026.**

VI. ADJOURNMENT

Terry motioned that the meeting be adjourned at 9:08 PM. Steve seconded the motion; passed unanimously.

Signed:  Date: 02/15/2026
Secretary: Laurie Johnson