

Deerfield Village Community Association

ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Tuesday, July 28, 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, Robin Haworth, Elaine Mills, Buddy Scott and Glenn Somers. Deborah Plattsmier 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 7:02 PM.

II. APPROVAL OF MINUTES

Eric motioned that we approve the minutes from the meeting held on July 2, 2026. Steve seconded the motion; passed unanimously.

III. RESIDENTIAL INQUIRIES

There were no resident inquiries submitted. Lloyd Hampton, who was recently elected to the DVCA Board and has extensive experience with HOA law, attended this meeting to provide feedback.

IV. OLD BUSINESS

A. **Updates from Mr. Gainer** -DVCA's attorney, Mr. Michael Gainer, participated in the meeting via phone call to elaborate on the 19 points he provided as brief feedback in June. We reviewed that list and made decisions on several recommended changes. Eric will make those updates and try to email a revised copy prior to the next meeting, so we can confirm it is ready to return to Mr. Gainer for red-line review. The primary focus of the phone discussion was how we can execute securing 50% approval of the document from each section of the neighborhood. Mr. Gainer confirmed that this does NOT require a secret ballot. The necessary signatures can be obtained in a variety of ways over a period of time, including group lists (divided by section) signed at a neighborhood event or by door-to-door canvas, individual forms mailed to homeowners and returned to DVCA, and electronic voting if we can confirm the submission. He will prepare the final language on whatever form we use, which must be identical except for referencing the individual sections. He emphasized that the signatures will not be effective until the documents are recorded, so we must be diligent

about monitoring ownership changes that occur during the process to be sure the names are valid at the time of recording.

B. **Feedback from Lloyd Hampton** – Mr. Hampton participated in the discussion with Mr. Gainer and questioned several statute points. At the end, he stated his belief that we can find data and methods to develop a targeted approach to this process without overly complicating it.

C. **Further discussion of the marketing plan was deferred.**

V. **NEW BUSINESS**

A. **Voting** – the committee agreed that we will try to exceed the minimum requirements for verifying identity when getting signatures, and we will ensure that all residents have access to information about multiple options to vote - via response to a mailout, signing a list at a community event, electronic options. Glenn mentioned the possibility of training volunteers as Voter Registrars, to enable them to validate signatures. We will continue to investigate how we can implement electronic voting, through the DVCA portal or possibly through recognized email addresses.

B. **Socialization** – further discussion about how to publicize this was deferred.

C. **Next Meeting** - The next meeting will be on Thursday, August 6, 2026.

VI. **ADJOURNMENT**

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

Signed: 
Secretary: Lauric Johnson

Date: 08/01/2026