Deerfield Village Community Association

ARCHITECTURAL GUIDELINES COMMITTEE MEETING MINUTES

Wednesday, October 14, 2026
Deerfield Village Clubhouse

Members in attendance were Eric Toureilles (Chairman), Laurie Johnson (Secretary), Steve Gunzelman, Robin Haworth and Buddy Scott. Terry Gray (Vice-Chair), Brent Burris, Alan Copeland, Elaine Mills, Deborah Plattsmier and Glenn Somers 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 did not have a quorum present and called the meeting to order at 7:08 PM. This meeting was a second effort to make up the regularly scheduled October 1, 2026 meeting, which was cancelled because only three members could attend. That was rescheduled for October 8, 2026 but subsequently cancelled due to more conflicts.

II. APPROVAL OF MINUTES

The minutes of the meeting on September 22, 2026, were not presented for approval because there was not a quorum present.

III. RESIDENTIAL INQUIRIES

No residents were present, nor inquiries submitted.

IV. OLD BUSINESS

A. **Excessive noise language clause for addition to the APC–** we discussed language that had been suggested by Steve via email and added some context on how to address a noise complaint, which Eric recorded. We agreed that 10:00 PM through 7:00 AM were reasonable quiet hours, including weekends, and that adding a clause as Item 21 in Maintenance and Use would be appropriate placement. The final language will require a vote by a quorum of the committee; if added, the Matrix now in use for deeds enforcement will need to be updated.

B. **Review of updated PC FAQ document –** we deferred this topic to focus our time on priority items that need to go to the attorney for approval. Laurie will revise the document further to include (potential) reference to a noise clause.

C. **Review Patio Home PC document from Deborah –** Eric noted Deborah's extra effort involved in re-typing the Patio Home documents for editing since we only have scanned versions of the originals. He presented a highlighted copy that

noted points that were raised in the September 22, 2026 meeting. In particular, there is still concern about whether we need to spell out surface rights versus mineral rights. These will be submitted to the attorney for review in the interest of time but will still be subject to vote by a quorum on the committee.

D. **Review of PCs for missing items –** we did not undertake a comprehensive review but did note that we are still missing definitions recommended by Mr. Gainer per item 6 on the feedback form provided at the July 28, 2026 meeting. Eric will take on that addition.
E. **Update and finalize PCs –** deferred; we did note that the number of sections will require revision if we incorporate separate Patio Home provisions.
F. **Marketing process and documents -** deferred

V. NEW BUSINESS

A. **Socialization to the community –** deferred
B. **Next meeting – Tuesday, October 27, 2026**

VI. ADJOURNMENT

Eric ended the meeting be adjourned at 9:00 PM. No vote taken without a quorum.

Signed: Lauric Johnson Date: 10/24/2026

Secretary: Lauric Johnson