

**Meyerland Community Improvement Association  
Board of Directors Meeting Minutes  
Monday, January 14, 2019**

**Board Directors Present:**

Bill Goforth (1)	Lisa Gossett (6)	Larry Schwartz (8W)
Charles Goforth (1)	Arthur Kay (6)	Fred Wasden (8W)
Emilio Hise (2)	Gerda Gomez (7)	Bob Lordi (10)
Gerald Radack (2)	Cory Giovanella (8N)	Eddy De Los Santos (At-Large)
Burr Furlong (3)	Elaine Britt (8N)	Lucy Randel (At-Large)
Patrick McAndrew (5)	Bryan Holub (8S)	

**Board Members Absent:** Cary Robinson (4), Troy Pham (5), John-Mark Palandro (10)

**Staff Present:** Amy Hoechstetter, Randi Cahill

**Legal Present:** Mark Knop of Hoover Slovacek

**Call to Order:**

President Gerald Radack called the meeting to order at 7:34 p.m. at Pilgrim Lutheran Church at 8601 Chimney Rock Road, Houston, Texas 77096.

**Secretary's Report:**

The minutes of the December 13, 2018 Board of Directors meeting were approved with 12 in favor and 3 abstaining.

**Open Period** – No one presented

**REPORTS AND PRESENTATIONS**

**Deed Restriction Renewal Committee – Eddy De Los Santos**

Deed restriction for 8i and 8d were completed. Thanks to Randi, Catherine, Amy and those of board who helped with this. Other sections are still out. Eddy thinks they are 11 away in section 4. We need to work hard to get these concluded. They are hopeful that in 2 to 6 months we can get the rest or the sets out for review and signature. Sending e-mails and making phone calls helps get people in.

**Deed Restriction Compliance Committee --**

We need to begin informing residents that the construction fee waiver will be expiring, so that lot owners know that fees for major construction and new construction are being reinstated. Just because we send out the notices doesn't mean we can't extend the waiver later. It is better to let people know it will begin again, and then possibly extend, than the other way around. Lucy indicated that we should try to get something into the Meyerlander soon.

Concerns have been raised about transient or short-term use of properties in Meyerland. Amy indicated there have been some parties over the past few weeks at houses with short-term rentals. The good news is that the updated deed restrictions have some very strict language on this issue. There are several properties and likely 3 owners involved.

Some improper listings have been found online. All of these homes are prepared for sale. Leasing for a minimum of 90 days or more is legal, but a night or two weeks is not. One owner has already made changes to their listings. Others are in progress. One homeowner initially had an apologetic response – but has made no response to the most recent notice. We are pursuing violations. If they do not respond, it eventually becomes a 209 letter, and then it comes before the board to decide how to act.

These violations include Airbnb type rentals. One was a huge New Year's Eve party, with many cars parked in the area. At one point, people were double-parking on Braeswood. If you own the home, or lease long enough, having a party is not a violation. Renting out a house for a night for a party is a violation. If you get information about violations, please forward it to the MCIA office.

### **Finance Committee**

MCIA currently has 320 constructions projects in process right now. Construction fee waivers have been substantial. We have had 92 elevations and 300 new homes in recent years.

In looking at the proposed budget, there have been some open positions for part of the year, so expenses have been less than projected in some areas for 2018. Amy has the insurance renewal amounts. The numbers in the draft budget should be accurate.

Questions were raised about the proposed \$247,000 for landscaping in 2019. A few years ago the Houston Parks Board took over maintenance of the Brays Bayou corridor through an agreement they had with the City of Houston and the Harris County Flood Control District. We had done most of the maintenance on it for years.

Houston Parks Board group, with Bayou Greenways funding, worked out agreements to maintain the entire bayou from the Houston Ship Channel to Highway 6. MCIA then took over landscape services for the west side of the 610 corridor, so there was a transfer of efforts rather than a savings. This area is not per se in Meyerland. Amy worked to get an agreement with the Texas Department of Transportation. There is a big difference in how our side contrasts with the Walmart and Lowes side. We would not be able to do the 610 area if we didn't have Brays Bayou covered by Greenways group.

LMC comes through 43 times a year, as contrasted with 21 times for in-house old crew. When considering options, the in-house crew would have required more employees to cover more frequent mowing. Several years ago, the board made decision to go get bids from several companies and selected LMC. Amy has had conversations with other associations, and LMC is highly competitive. The challenge is getting a company that does it all. LMC recently added a tree company. We now don't need to work with 3 different vendors and insurers. Marilyn Estates and others nearby hired LMC shortly after we did. If we have fewer visits, the work becomes more difficult each time, and it can cost more per visit. Also, we are trying to encourage residents to maintain their lawns.

Lucy questioned why proposed committee expenses had increased. The primary reason is the planned Afternoon in the Park for Meyerland's 65<sup>th</sup> anniversary.

Cory made motion to approved the proposed budget for 2019, and Eddy seconded. The draft budget was unanimously approve

## **Nominating Committee**

The nominating committee was established, and consists of Elaine Britt, Diane Furst, Arthur Kay, and Larry Schwartz. This was addressed online after the last meeting, and we are providing notice of it at this meeting. The annual meeting likely will be March 20 or 21.

## **Office Report**

There are 21 delinquent accounts currently with the attorney. Four accounts have been collected recently, and the remaining outstanding balance is about \$31,000 for 2018 and prior. For 2019, about 8 percent are in. Assessment invoices did not appear until after January 1. Many are expected to miss the January 31 deadline.

As seen in news reports, recycling and trash collection has been a bit of a challenge. Equipment is damaged and maintaining adequate personnel is a challenge. Also, there is an uptick in the amount of trash in December and January. Recycling will not be picked up until Jan. 26<sup>th</sup>. Trash will stay on or close to schedule. Heavy trash will not be picked up for the some time. Residents are encouraged to bring your tree to the dumpsite itself. Check the City of Houston website for updates.

Larry noted that within the last 1 ½ months service changed from regular pickups to major problems. He speculates this could be part of an effort for a separate charge or fee for trash service. There also are national and international issues related to recycling. This seems to be a fairly sudden issue.

Fred found much of this information deep in the city's website; it could be more accessible. Gerald indicated there is a new trash schedule, but he is not certain it is accurate. Amy recommended that if have a broken bin, indicate you need a new one rather than put out the old bin and wait.

Gerald indicated that recently workers do not seem to be as careful, and there appears to be more damage to bins. Amy understands that some outside contractors are involved with current collections. There are skilled labor issues generally. Charles indicated that there are contractors available, but they will cost the City more. Options include bringing things to the dumpsite near 59 and Beltway, and the City prefers that you do that. Locations also take recycling. It might help to educate our residents. Amy responded that information is on the website.

## **NEW BUSINESS**

### **West Belfort Fence**

Larry discussed that the fence along West Belfort is in poor condition. It is not our association's responsibility to maintain it. We limit the types of fencing in Meyerland. It might help to explore options for using alternate materials. There are houses on the other side of the Belfort fence. Could we develop some lower cost options for these homeowners? Cory suggested going to the homeowners to ask them to maintain the fences better. Bill and Amy indicated that some years ago, possibly after Ike, there was a one-time offer to help pay about half the cost of new fencing. They had only a few people take them up on it. Charles recalls that the fence from Runnymede to Balforth and also along 610 were done about the same time.

After the Memorial flood and Ike, some people thought it was 100% Meyerland's fence to maintain. There also are issues near Jackwood and the Meyerland Center. With lots of new construction, a concern is a piecemeal look. We will gather information on possible alternative approaches and materials to consider. Lisa suggested possible coordination with the deed restriction compliance committee and Bill. Bill wanted to wait and see what information we get.

#### Flood Recovery Update – Charles

The City is getting \$1.7 Billion for recovery. A meeting held by HUD a few months back, they indicated that 70% would be dedicated to low and moderate income areas. Charles spoke with Tom McClasland, head of Housing and Community Development for the City, and understood they would try for 50 / 50, but the more recent actual request they made to the city asked 80% of funds to go to low and moderate income areas and residents. He is very disappointed they asked for this 80%. There also are concerns that much will go to administrative costs rather than money for mitigation grants and elevation reimbursement. Charles says that HUD is administrating this through the City of Houston. Houston's share is \$1.7 billion from the initial 5 billion to the state.

Elaine noted that there is matrix of priorities, and they are targeting different people, including the elderly and households with children. She has children and applied – but was put in the lowest priority.

Charles discussed that we will need to do more on our own. Many top people are mis-informed on what is going on here. He thinks that people supposedly in the know are spreading mis-information. We have many people coming back and recovering. We have so many good things to share. Some don't think Kolter is coming back. He feels there is little positive information getting out.

People are proud of Meyerland. Amy noted that many of the community is staying around.

Larry echoed Charles' efforts in trying to get interest in Meyerland. Ideas included developing a short film to get newsworthy organizations. Amy indicated that if you share information with news sources, they will respond. Sponsoring a breakfast type event was another idea. There is no excuse for people to spread rumors.

How do we get out a positive message? Fred said it might be helpful to have an information sheet. Charles said that higher end private schools hire people to come to realty firms to sell their school and talk about academics and alumni, and Meyerland might want to consider something similar. He feels all benefit from improving property values. We need to get our perception up. Lucy observed that much of the current activity is existing homeowners putting themselves back together.

Charles said that most of the conversations have us desolate with tumbleweeds. We need a concerted effort for getting things right. We have had people bad-mouthing Meyerland.

An ad hoc committee was created to address these issues. The membership is Charles, Eddy, Bob, Larry, Amy, John-Marc and Fred. Charles feels we have a year to 18 months to changes the perceptions. We can see a lot of money coming in.

Gerald asked, what do we call this committee? The response was to have a preliminary meeting, and then report back.

Larry asked about planning for the annual meeting. Inquiries are out about potential speakers.

A board member had taken pictures of the a concerning incident with a truck's activities on Beechnut, where there also was a bad smell in the street. Amy and Gerald indicated that any such incidents should be reported to the City as soon as possible, with photos if available.

There was a unanimous to go into closed session

In returning to open session, it was reported that an appeal to the RCC was denied. Alternatives toward resolving the issues will be explored. A property had continuing maintenance and safety issues, and there was agreement to begin the legal process if issues were not addressed. A homeowner who was previously sent a 209 letter had failed to address non-compliance with deed restrictions as they had agreed. Taking legal action was approved if they failed to correct. Another owner had long-term problems with yard maintenance that has come before the board many times. Taking legal action was approved if the issue was not addressed promptly.

Our manager, Amy Hoechstetter, had been nominated as a finalist for manager of the year for the Community Associations Institute. This is a national organization. We appreciate her hard work and contributions to our community.

#### **NEXT MEETING DATE**

The next board meeting is Monday, February 11, 2019 at 7:30 p.m. at Pilgrim Lutheran Church.

#### **ADJOURNMENT**

The meeting was adjourned at 9:36 p.m.

Prepared by Lisa B. Gossett, Secretary

Approved by the Board at its February 11, 2019 meeting