

**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Thursday, March 21, 2019**

Board Directors Present:

Bill Goforth (1)	Troy Pham (5)	Larry Schwartz (8W)
Charles Goforth (1)	Lisa Gossett (6)	Bob Lordi (10)
Emilio Hisse (2)	Arthur Kay (6)	John-Mark Palandro (10)
Gerald Radack (2)	Gerda Gomez (7)	Eddy De Los Santos (At-Large)
Burr Furlong (3)	Elaine Britt (8N)	Lucy Randel (At-Large)
Patrick McAndrew (5)	Cory Giovanella (8N)	

Board Members Absent: Cary Robinson (4), Bryan Holub (8S), Fred Wasden (8W)

Staff Present: Amy Hoechstetter, Randi Cahill

Legal Present: None

Call to Order:

President Gerald Radack called the meeting to order at 7:31 p.m. at Pilgrim Lutheran Church at 8601 Chimney Rock Road, Houston, Texas 77096.

Secretary's Report:

The minutes of the February 11, 2019 Board of Directors meeting were approved unanimously.

Open Period – Patrice deRoshe and her son shared information about the upcoming Willow Waterhole Music Fest on April 13-14 and encouraged all to participate. This event is run by volunteers, and is a free community event. It features a mix of professional musicians and music groups from local schools. It also brings attention to the Willow Water Hole space.

REPORTS AND PRESENTATIONS

President Gerald Radack took the Willow Water Hole item on the agenda out of sequence. Charles moved and Larry seconded that we approve spending \$1000 to support the music festival. This motion passed unanimously.

Deed Restriction and Renewal Committee -- Eddy

We are looking at last 6 sets of deed restrictions. Section 5 passed! Sections 4 and 7a and 8a are out. Section 7c was revised earlier, but there are some items that need correcting, and we will be doing Sections 1 and 10 again. 8 annex is ready to go. We are almost done with all 22 sets.

Bob asked about language referencing a maintenance fund. Randi clarified that the prior language was convoluted and unclear. Gerald noted that in the past, rates could not be raised more than the cost of living adjustment, with the details of the process raising questions. This language the issue cleaner.

Election Committee – Amy

The election committee will receive an e-mail tomorrow about their responsibilities and the process. Some ballots will be counted ahead of time. The ballot contains the rules. Bill noted that there has been a change in the process. If there are 2 director seats open and there are more than 2 running, you can choose 2 candidates. There can be 2 open seats in a section. The language about electronic and absentee ballots is clearly stated. Gerald noted that this has been reviewed by legal. He also confirmed that someone can bring a physical ballot that others have given you. The ballot has been mailed to every address in Meyerland, and also to an absentee owner if they provided an address to the office. At this point, there is no one who is running who is not on the ballot.

The two short authorizations noted in the agenda were presented to the board, and unanimously approved. The board explicitly authorized:

- Use and implementation of an absentee ballot, and
- Use and voting by facsimile transmission and by electronic transmission or other methods.

If someone turns in an early ballot and then a different ballot at the meeting, the older one is trashed.

Office Report – Amy

The annual meeting is the next Wednesday, March 29. Board members should wear a Meyerland shirt. The meeting begins at 7 p.m., but board members should be there by 6. There will be an opportunity to sign deed restrictions. Balloting closes at 7:30 – with an announcement at the beginning of the meeting. 7:30 will be a hard stop for being in line to vote – this will be the responsibility of the table people.

There will be signs for board members to put out at specific locations. Try to put these on Friday. Charles notes that some people are now going to their homes on the weekend if they are not living here. These should be placed in the public area – between the sidewalk and the street – and not in someone's yard.

Shannon Cobb Evans, chair of the board of the Houston Area Realtors, and Gary Zika, Harris County Flood Control District, will be speaking. They are hoping to get information about Kolter and Bellaire – such as drawings. There also will be updates on the Meyerland Plaza status and from Precinct 5.

On collections, about \$233,000, or about 400 accounts, are outstanding. About \$30,000 of this is from “repeat” owners. They are sending out a last ditch set of invoices about April 1. If they don't get dues paid within a month, these could be referred to the attorney. Some of the older accounts are with the attorney already.

New Business

Gerda sharing information about Super Neighborhood 31. The JCC will have an active shooter drill on Sunday between 6 to 9 p.m. This will be noisy. They wanted people in the area to know that it is a drill. Second, they are meeting at 7 on Monday, and the speaker will be Matt Zeve, the director of operations for the HCFCD at the JCC.

Gerald noted that this is Randi's last meeting with us. She has been with MCIA for 5 years and 3 floods. She has been great with the deed restriction signings. She will be going to a portfolio management company and will have 12 associations she works with. These do not have on site staff. She will work with their communications relating to the budget, landscaping companies, etc. This office is much closer to her house. We will miss her and wish her the best. Thanks and cheers were shared!

The by-laws are still in progress. Cory noted that this was much more challenging than they expected it to be. He received and appreciates the good feedback from board members. There are legal issues to address, and we do not know how long that will take. When back from legal, there likely will be 3 to 5 issues for the committee to address.

Charles thanked Lucy for taking the lead on getting bids for the fence between the MCIA parking lot and the veterinarian's parking lot. This runs \$3500 for the fence and the survey. Trucks making deliveries to the veterinarians have been messing up our parking lot. We spent a lot on repairs last year.

At 8:12 p.m., the board voted unanimously to go into closed session.

The board later went back into open session. Summarizing the decisions in closed session with respect to properties that already have received 209 letters:

1. The board approved pursuing legal action to cure violations related to maintenance issues at a non-compliant property. We will seek compliance and collection of costs.
2. The board approved legal action for collection of unpaid dues against an owner with multiple properties in Meyerland
3. The board approved legal action to cure non-compliance at another property.

The board approved sending 209 letters with respect to various violations of deed restrictions at other properties that have not been addressed. Cease and desist letters have been sent with respect to some properties that the owners have chosen to ignore.

It was announced again that the Annual Meeting is on Wednesday.

ADJOURNMENT

The meeting was adjourned at 9:57 p.m. by a unanimous vote of the board.

Minutes prepared by Lisa Gossett
2018-19 MCIA Secretary