

# Meyerland

## Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, September 12, 2019

### ATTENDANCE

#### Board members present:

Bill Goforth (1)	Cary Robinson (4)	Susie Eshet (7)
Charles Goforth (1)	Arthur Kay (6)	Troy Pham (5)
Barbara Kile (3)	Gerda Gomez (7)	Bob Lordi (10)
Jonathan Elton (3)	Larry Schwartz (8W)	Sacha Bodner (8S)
Patrick McAndrew (5)	Eddy De Los Santos (At-large)	Bryan Holub (8S)
Lucy Randel (At-Large)	Justin Keiter (8W)	

#### Board members absent:

John-Mark Palandro (10); Gerald Radack (2); Cory Giovanella (8N); Elaine Britt (8N); Dr. Emilio Hisse (2)

#### Staff present:

Amy Hoechstetter

#### Legal present:

Mark Knop (Hoover Slovacek)

### CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:30 p.m.

### OPEN PERIOD

- Mark Scharz – Architect with M + A Architecture Studio. He is working with property owners at 5103 Paisley to design a home. Mr. Scharz pointed out Meyerland has rich diversity of high quality, including mid-century modern homes. The style of the home he has planned for 5103 Paisley has exterior featuring burnished concrete block and a panelized metal siding. These are high-end finishes. He walked through a number of houses currently in Meyerland to show the diversity in design.
- Amber Burks – 5103 Paisley property owner. Mrs. Burks added her comments that she and her family want to move home to Meyerland and are currently living in Westbury. They feel their design is not out of the ordinary and noted their architect has been named a fellow in the AIA and would not put a house out that he designed unless it was of exceptional quality.
- Terry Cominsky – representing Super Neighborhood 31. Ms. Cominsky discussed the composition of SN 31. She noted SN 31 is an information source for the various neighborhoods and community and detailed some of the previous speakers and presentations. She added that SN 31 does not

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affect Meyerland in any negative way and has not made any decisions that would affect Meyerland to date.

- Michael Fishel – Property owner of 4927 Valkeith. His family’s plans were denied due to a garage setback issue. They are working within their section to have new amended restrictions passed. His family feels the current deed restrictions should allow the construction of the home and there is a house five doors down that has the same exact setback. He added a discussion of values and the mission of the community in further support of his proposed plans.
- Jennifer Claridge – Property owner of 5002 Braesheather. Mrs. Claridge reiterated the statements made by Ms. Comensky in support for Meyerland’s participation in SN 31. She stated her support for the greater community which includes neighborhoods surrounding Meyerland. She has attended many of the SN 31 meetings, has listened to speakers, and met many other people that helped put her in touch with many helpful people and groups. She does not think Meyerland being a part of SN 31 is anything but helpful for Meyerland and the community.
- Randy Claridge – Property owner of 5002 Braesheather. Mr. Claridge stated the value of SN 31. He cannot imagine any value to Meyerland potentially dropping out of SN 31. He noted that Braes Bayou Association is active in SN 31. He added that he cannot understand that if Braes Bayou Association is involved in SN 31 how it could possibly be bad for Meyerland.
- Mary Jane Smith is a candidate for Houston City Council introduced herself and her vision for the Houston City Council and Houston itself.

## REPORTS & PRESENTATIONS

### Office Update

- Status of Past Due Assessments –
  - MCIA assessments currently stand at 93% collected. About \$60,000.00 is outstanding of \$1.1 million and is currently past due. Some notices have gone out and there have been some responses. There will be some legal action taken for those who have not responded.
- Deed Restriction Compliance Update –
  - Residents are mowing their properties when facing the situation of a forced mowing of their property. The office has made an impact with the additional effort. There have been some forced mows, but overall greater numbers of residents are mowing their lawns.
  - The latest issue the office is dealing with is work being done without approval. The office is trying to figure out what the confusion is for these homeowners.
  - The current signage policy is being followed as well and homeowners are complying through the increased and more effective communication by the office.

### Super Neighborhood 31

- Update of Organization

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- Gerda Gomez questioned the action taken by the Board at the last meeting and sought clarification of exactly what action was taken. Jonathan Elton, Eddy De Los Santos, and Patrick McAndrew clarified the action taken as listed in the June minutes and that because the board cannot act at this meeting, the previous action taken to leave the delegates in place will remain in effect until at least the next board meeting.
- Ms. Gomez added that updates have been made regarding trash and recycling collections.
- Ms. Gomez discussed the mosquito control issues in our community and what Harris County is doing in response.
- Ms. Gomez posed the question of what is the best or most effective method of communicating the results of the speakers and information learned from SN 31 meetings to the board. The possibilities included writing up that information in the Meyerlander and sharing that information to the board. Eddy De Los Santos added that sharing the information for the board packet is best, but to also share through the Meyerlander. Larry Schwartz added that written information through the board packet is best. Charles Goforth added that Braes Bayou Association is not an official stakeholder in SN 31, but they participate in multiple associations throughout the city.

## Deed Restriction Renewal Committee

- Update Status of different sets of renewals
  - Eddy De Los Santos noted that no new full sets have been completed. Currently, the focus is on getting sufficient signatures to ratify the amended deed restrictions for Section 7c. Amy Hoechstetter explained what steps are being taken to finalize the ratification of the amended deed restrictions for Section 7c. Charles Goforth also added his thanks for all the help of non-board members to help get restrictions passed.

## Deed Restriction Compliance Committee

- Update of Pending Circular Driveway Policy
  - Bill Goforth, on behalf of the DRCC, recalled the presentation of the first draft of the policy. He noted they received a number of comments, and the committee is working diligently through these and will present them at the next meeting for approval.
- Update of Pending Solar Panel Policy
  - Bill Goforth, on behalf of the DRCC, provided the same information as for the Pending Circular Driveway Policy.

## Review and Control Committee

- Discussion of Use of Metal Siding for Dwelling
  - Bill Goforth explained the background of the RCC which is part of the board. Over the past few months, there have been a number of requests for metal siding on houses. Bill Goforth noted that historically, unfinished cinder block and metal siding have not been allowed. Metal siding of differing types, however, is becoming more popular throughout Houston.

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- Metal is allowed for accent pieces and around windows, but Bill Goforth wanted to have some discussion about more extensive use of metal for siding on houses.
- Bryan Holub added that there are a lot of new styles of metal siding that are not traditional, and the committee doesn't always have samples to review.
- Bill Goforth stated that flexibility is ideal. Not having a policy is the best way forward. The majority of the RCC would like to allow the use of metal siding on homes in Meyerland.
- There was discussion of the varying masonry percentages throughout the community. Bill Goforth responded to a question from Sacha Bodner that this only affects the outside appearance and not the construction materials for the inside of the home (i.e., studs, etc.).
- Susie Eshet asked whether or not "aesthetic" is defined anywhere. Bryan Holub noted that there is no definition. Bryan Holub added that the committee has seen very unique homes in the last few months, and when something is unusual, it is brought to the board for guidance.
- Bill Goforth explained the guidelines and process the committee usually follows in the approval process.
- Larry Schwartz noted that there are a lot of black and white drawings that have been seen by the board, and it would be most helpful if actual color and samples of materials would be provided in order to give accurate conceptual ideas to the committee.
- Jonathan Elton suggested everyone do their research and homework on metal building materials in order for the board to have a very focused discussion at next month's meeting.
- Charles Goforth added the importance of the appeal process for homeowners and noted that the committee encourages people to appeal if they are denied.
- Cary Robinson stated that he is not for or against metal but provided background on many possible materials that are metal, there are quite a few types of metal siding that are of such a high quality that a person cannot tell they are actually metal.
- Lucy Randel noted that for unusual building materials like metal, there should be a lot of information provided so the committee or board can understand exactly what is proposed for use.
- Justin Keiter noted his frustration of the debate and added that it would be best if the board could come up with a way to allow homeowners to build what they want, and that it would not likely affect the aesthetic of Meyerland.
- Barbara Kile added that the history of Meyerland includes groundbreaking or new design styles. Bryan Holub added his support for this view but noted the problem of defining what homeowners can and cannot use.
- Charles Goforth stated his thoughts on the variety in Meyerland, but that there is a need for a certain level of architectural control that is currently found in Meyerland for many homeowners and the importance of the same.
- Eddy De Los Santos added historical background on the passing of the amended deed restrictions.

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- Sacha Bodner added his thoughts on advocating for change to allow for greater diversity that is a win-win situation for everyone.
- Bill Goforth noted that while change is good, the committee is thinking about not just new homes but also current homes. Bill Goforth stated that he does have hesitation to allow instant change to allow homes that are completely constructed with metal siding and suggested potential options of percentages of sides or the entire home that allows Meyerland to trend into metal siding as opposed to instantly allowing a home's exterior to be made entirely of metal.
- Lucy Randel asked if there are any considerations given to first builders in certain sections where there is little new construction. Bryan Holub responded that if people are designing within current restrictions, the answer is no.

## MCIA 65<sup>th</sup> Anniversary

- The Board is Looking for Additional Committee Members (event scheduled to occur in November 2019)
  - Barbara Kile, Justin Keiter, Sacha Bodner, Susie Eshet, and Jonathan Elton all volunteered to be a part of the committee.
  - MCIA is shooting for the event to occur on or around November 11 and hoping to have it at Lovett Elementary.

## **UNFINISHED BUSINESS**

- None

## **NEW BUSINESS**

- On July 22 at Willow Meadows Baptist Church, the Harris County Toll Road Authority director will be giving an update on the study for the proposed extension of the Fort Bend Toll Road up Post Oak road up to 610.
  - At this particular time, the plan is not to go past West Bellfort, so no residential areas will be affected.
  - Charles Goforth discussed the layout of where the proposed road would go and some possible pros and cons.
- Information about the mayoral debate will be discussed at the next meeting.

## **NEXT MEETING DATE**

- Next monthly meeting will be Thursday, August 8, 2019 at Pilgrim Lutheran Church

## **CLOSED SESSION**

- Justin Keiter moved to go into closed session. Larry Schwartz seconded the motion. The motion passed unanimously.
- The board took no action during the closed session but discussed proposed building issues.

## **ADJOURNMENT**

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- The board returned to open session.
- Troy Pham moved to adjourn the meeting at 9:26 p.m. The motion was seconded by Arthur Kay. The motion passed unanimously.

Approved on August 8, 2019