

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, June 13, 2019

ATTENDANCE

Board members present:

Bill Goforth (1)	Troy Pham (5)	Sacha Bodner (8S)
Charles Goforth (1)	Arthur Kay (6)	Justin Keiter (8W)
Gerald Radack (2)	Gerda Gomez (7)	Larry Schwartz (8W)
Barbara Kile (3)	Cory Giovanella (8N)	Bob Lordi (10)
Jonathan Elton (3)	Elaine Britt (8N)	John-Mark Palandro (10)
Patrick McAndrew (5)	Bryan Holub (8S)	Eddie De Los Santos (At-large)

Board members absent:

Dr. Emilio Hisse (2); Cary Robinson (4); Susie Eshet (7); Lucy Randel (At-Large)

Staff present:

Amy Hoechstetter

Legal present:

Mark Knop (Hoover Slovacek)

CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:33 p.m.
- It was decided to have the agenda modified due to the weather: Open Period, Closed Period, and then back to regular agenda

OPEN PERIOD

- Ed Kisluk (5211 Queensloch): Inquiry regarding what the association is doing regarding enforcement for residents who aren't cutting their grass. Amy Hoechstetter responded that the short answer is the Association is taking steps to enforce the deed restrictions regarding maintenance issues (i.e. cutting grass) – since January MCIA has sent out 468 letters seeking compliance with the deed restrictions. In April 2019 alone, approximately 117 letters have gone out just requesting owners to cut grass on their property.
- Ed Kisluk (5211 Queensloch): Inquiry regarding current status on collection of association annual fees. Amy Hoechstetter responded that MCIA currently still has about 15% uncollected – approximately \$186,000 out of \$1.2 million. MCIA will send out one more notice to the owners and then send to attorneys if the fees remain uncollected.

Meyerland

CLOSED SESSION

- Property Issues to Review for Action
 - Multiple properties were discussed due to various violations of the deed restrictions
 - Discussion of properties being used as short-term rentals – No board action necessary

SECRETARY'S REPORT

Motion made by Eddy De Los Santos to approve the minutes as a group. Seconded by John-Mark Palandro. After corrections made to reflect correct attendance, motion passed 15-2. As a result:

- The minutes of the March 21, 2019 Board of Directors meeting were approved 15-2.
- The minutes of the March 28, 2019 MCIA Annual Meeting were approved 15-2.
- The minutes of the April 1, 2019 Board of Directors meeting for the purpose of electing officers for the 2019-2020 calendar year were approved 15-2.
- The minutes of the April 11, 2019 Board of Directors meeting were approved 15-2.

REPORTS & PRESENTATIONS

Office Update

- Status of Past Due Assessments – See discussion during Open Period, above.
- Deed Restriction Compliance Update –
 - The office is seeing an uptick in work without approval, but largely due to contractors (not homeowners). Usually when notified, the homeowners will rectify the situation.
 - There are numerous complaints due to unkempt lawns. MCIA is working to ensure compliance through a process that includes multiple notices over about four weeks that will result in a forced mow for which the property owner will be charged a fee. Request from MCIA office to cut out one letter from the process so that the process will only take three weeks instead of four. Cory Giovanella and Justin Keiter voiced their support for this request due to streamlining process.
 - Motion made by Justin Keiter to make process as follows: (1) notice with photo; (2) certified notice with photo sent one-week later; (3) then a forced cut one week later. All of this can occur without board approval unless the forced cut exceeds \$150. Seconded by Eddy De Los Santos. After discussion, motion passed unanimously.

Committee Assignments

- Ratification of Committee Assignments
- Edits made to MCIA Committee Assignments Sheet to reflect current year
- Motion made by Eddy De Los Santos to ratify 2019-2020 MCIA Committee Assignments as presented by President Gerald Radack; Seconded by Larry Schwartz;
 - Discussion included comments by Charles Goforth regarding Meyerland Moving Forward committee to have the committee not be directly tied to MCIA for numerous reasons (including ability to fundraise, work with local political or governmental groups, work with local business groups, etc.) with potential name of Friends of Meyerland. Larry Schwartz

Meyerland

remarked that recent media coverage of Meyerland was negative and this group could work to correct inaccuracies in negative publicity. Eddy De Los Santos responded that MCIA needs to control the message to media outlets – and this will be important to make sure that any board member that is affiliated with this group will have to work to make clear that they are not working in any capacity on behalf of MCIA. Bill Goforth added that there is nothing preventing MCIA from adding a committee at a later date. Eddy added that we could use this committee to control media and social media responses and the group discussed by Charles could be separate. Larry Schwartz emphasized the importance of a centralized source for having one voice in responding to media stories, social media issues, etc. Bob Lordi added that this new group would be working to get a positive message out about Meyerland and work to raise property values. Cory Giovanella remarked that we need to focus within Meyerland on keeping lots clean and dealing with homeowners/residents before we start focusing our message externally. Bill Goforth added that this new group gaining traction is exciting and to remove Meyerland Moving Forward from the list. Sacha Bodner added that if everyone would help to write articles, that would be an effective way to get positive press out in a proactive manner. Amy Hoechstetter added the perspective of what happens when we respond to a bad situation and that this internal committee could handle those situations while the new group could work externally. Charles Goforth added that keeping MMF committee might create confusion. John-Mark Palandro supported the scrapping of the committee for maybe the next 30-60 days and if we want to reinstate the committee to handle branding or messaging, we can create an ad hoc committee at that time.

- Eddy De Los Santos then withdrew his previous motion and moved to ratify list of MCIA committee assignments with the removal of the Meyerland Moving Forward committee and ratify list with change of date; seconded by Bill Goforth
 - Discussion included questions by Gerda Gomez regarding committee assignments. Gerald Radack discussed the importance of the publications committee and the need to have stories in the Meyerlander to keep content fresh and avoid stock content from publisher
 - Motion passed unanimously

Super Neighborhood 31

- Selection of Delegate and Alternate Delegate
 - Gerda Gomez is prepared to continue as the delegate to the SN31
 - Elaine Britt moved to accept currently proposed delegates to SN 31 and seconded by Larry Schwartz and Troy Pham
 - Discussion – Eddy De Los Santos received information regarding MCIA’s potential vulnerability within SN 31 for potential upcoming issues such as rezoning of Bellaire/Westbury HS – if there are no guarantees from SN 31 that they will back our opposition to it, then it may not be necessary to continue MCIA’s involvement with SN31 and protect Meyerland’s interests as opposed to those of other neighborhoods. Bill Goforth mentioned that we have not heard back regarding name change or issues surrounding representation votes. Gerda Gomez remarked that the name was changed

Meyerland

to Greater Meyerland SN and this was prompted by other neighborhoods. Gerda Gomez added that if the high school rezoning issues come up (they have not yet), then MCIA can address them at that time. Cory Giovanella emphasized the fact that in any large group there will always be a difficulty in finding consensus.

Deed Restriction Compliance Committee

- Expiration of Waivers
 - Mobile Units and Storage Containers
 - Construction Fees
- Bill Goforth detailed the issue regarding current waivers for construction fees and then waivers for Pods/storage units and mobile living units on current properties – this waiver ends June 30
- There was discussion regarding ending fees for storage units and mobile living units on construction sites. Charles Goforth moved to extend the waiver for 60 days. Seconded by Justin Keiter to end of August
- Discussion by Jonathan Elton regarding whether there was an actual purpose or need to continue this waiver.
- Motion passed 16-1

UNFINISHED BUSINESS

- None

NEW BUSINESS

- None

NEXT MEETING DATE

- Next monthly meeting will be Thursday, June 13, 2019 at Pilgrim Lutheran Church

ADJOURNMENT

- Eddy De Los Santos moved to adjourn the meeting due to inclement weather at 9:10. The motion was seconded by Larry Schwartz. The motion passed unanimously.

Approved on June 13, 2019