

# Meyerland

## Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, April 11, 2019

### ATTENDANCE

#### Board members present:

Bill Goforth (1)	Arthur Kay (6)	Justin Keitner (8W)
Charles Goforth (1)	Gerda Gomez (7)	Larry Schwartz (8W)
Dr. Emilio Hisse (2)	Susie Eshet (7)	Bob Lordi (10)
Gerald Radack (2)	Cory Giovanella (8N)	John-Mark Palandro (10)
Barbara Kile (3)	Elaine Britt (8N)	Eddy De Los Santos (At-large)
Jonathan Elton (3)	Bryan Holub (8S)	Lucy Randel (At-Large)
Cary Robinson (4)	Sacha Bodner (8S)	

#### Board members absent:

Patrick McAndrew (5)	Troy Pham (5)
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#### Staff present:

Amy Hoechstetter

#### Legal present:

Jonathan Clark (Hoover Slovacek)

### CALL TO ORDER

- 1) The meeting was called to order by Gerald Radack at 7:34 pm

### SECRETARY'S REPORT

- 1) Elaine Britt is serving as Secretary *pro tem* for the newly elected Secretary, Patrick McAndrew
- 2) Minutes from the March 21, 2019 board meeting, the March 26, 2019 annual meeting and the April 1, 2019 election of officers meeting are pending complete submission by the former Secretary and will be distributed to the board for approval prior to the next meeting

### OPEN PERIOD

- 1) Don Hollingsworth from the Security Committee attended to discuss the vacation rentals or "party houses" on North & South Braeswood
  - a) Sargent Duke commented that Precinct 5 has received the following calls in 2019:
    - i) 9 calls dispatched to the home on S. Braeswood
    - ii) 8 of the 9 are for loud noise
    - iii) 1 for traffic/illegal parking issues
    - iv) 2 times the constables had to go back to readdress the issues

# Meyerland

- b) Gerda Gomez noted that the houses were discussed in the March 25 Super Neighborhood 31 meeting
  - c) A check with the Houston Police Department noted no 311 calls and 1 non-emergency call regarding parking
  - d) Air B&B and other rental websites are not regulated by the City, and the only other enforcement alternative is through the Meyerland deed restrictions for the properties
  - e) Don noted that the fastest way to get service on disturbance issues like these is to call the Constable Precinct 5; a call or submission to 311 can also occur if one wants additional documentation with the City of Houston
  - f) South Braeswood has signage noting no parking on the right lane between 7:00 am and 4:00 pm daily, except for Sunday; however, parking on the esplanade or other private property is a violation
  - g) Additional discussion was deferred until the closed session
- 2) Rick Fritz provided an update on the Section 10 deed restrictions and the proposed fence requirements
- a) Rick noted that there are 7 streets with 14 houses impacted by the proposed fence rules
  - b) Indigo and Grape seem to be the only streets with line-of-sight issues
  - c) Board members noted that accidents have occurred at these intersections, but no immediate statistics were available
  - d) Bill Goforth noted that any existing landscaping that is impeding the view is grandfathered; only new or replacement landscape would be impacted by the proposed deed restrictions
  - e) Gerald asked for Section 10 residents to send any concerns with the proposed deed restrictions to [renewal@meyerland.net](mailto:renewal@meyerland.net), even though the comment period has lapsed; comments will still be accepted and reviewed

## REPORTS & PRESENTATIONS

### Election Results

- 1) The new board members introduced themselves and were welcomed to the board:
- a) Barbara Kile, Director, Section 3
  - b) Jonathan Elton, Director, Section 3
  - c) Susie Eshet, Director, Section 7
  - d) Sacha Bodner, Director, Section 8S
  - e) Justin Keitner, Director, Section 8W

### Office Update

- 1) Annual meeting review
- a) Attended by about 250 residents and many good conversations occurred
  - b) Of the 100 vehicles checked by the Constables, only 10 failed inspection and were at risk of theft
    - i) This is a much smaller number of failed inspections than in past years, so residents are more aware of vehicle safety
- 2) Update on annual assessment collections
- a) MCIA has ~\$200,000 in unpaid annual fees

# Meyerland

- b) This equates to ~370 uncollected accounts; most are only for 2019 balances
  - c) About 10% of the \$200,000 are 13 accounts for which MCIA is in legal pursuit of payment
- 3) MCIA extended an offer and received verbal acceptance for a new Architectural Services Coordinator; the formal hire is pending a background check; start date is slated for April 29

## Committee Assignments

- 1) Gerald distributed the committee interest survey; please return to him within 7 days
  - a) Gerald noted that the committee listing is based on the current set of bylaws; some may be obsolete with the new draft of the bylaws
  - b) Current committee participants should re-designate committee participation, if returning
  - c) Bill Goforth suggested that board members should not participate in more than 2 committees due to time commitment of some of the committees and general board duties

## Deed Restriction Compliance Committee

- 1) Bill Goforth provided a background on the deed restrictions and policies
  - a) Most of the deed restrictions are completed, in process or out for review
  - b) There are 22 sets of deed restrictions that are mostly consistent now; they were massively different before this effort
  - c) Current policies under review include House Number and Satellite Dish Policy and solar panels
  - d) The committee may also review the Garage and Estate Sale Policy and create a Landscape Policy

## Bylaws Committee

- 1) The new draft of the bylaws are mostly complete and will be sent for the attorney for review
- 2) Once the review by the attorney is complete, they will be more widely distributed for review by the board and association members
- 3) Expect an update at the next board meeting

## Deed Restriction Renewal Committee

- 1) Section 7C has a narrow window for obtaining signatures, and needs 48 more signatures to pass
- 2) Section 7A also needs 48 additional signatures to pass
- 3) Section 8A needs 45 additional signatures to pass
- 4) Section 4 needs 9 or 10 additional signatures to pass
- 5) Section 8 Annex has only 7 properties and Section 7B has 12 properties, so these should be easier to pursue
- 6) Board members of these sections are encouraged to coordinate with the MCIA staff to canvas their section for additional needed signatures

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

None

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## **CLOSED SESSION**

- 1) Motion to go into closed session by Gerda Gomez, seconded by Lucy Randel at 8:29 pm
- 2) The board reached consensus to pursue legal action on the property with a larger unpaid annual fee balance
- 3) The board reached consensus to pursue further legal actions on the vacation rental properties
- 4) Motion to end the closed session by Larry Schwartz, seconded by Sacha Bodner at 9:41 pm

## **NEXT MEETING DATE**

The next monthly meeting is scheduled for Thursday, May 9, 2019

## **ADJOURNMENT**

Motion to end the meeting by Bob Lordi, seconded by John-Mark Palandro at 9:42 pm

Approved by the board on May 9, 2019