

Meyerland Community Improvement Association

Board of Directors Meeting Minutes

Thursday, August 8, 2019

ATTENDANCE

Board members present: Bill Goforth (1) Charles Goforth (1) Dr. Emilio Hisse (2) Barbara Kile (3) Jonathan Elton (3) Arthur Kay (6) Gerda Gomez (7) Bryan Holub (8S) Larry Schwartz (8W) Eddy De Los Santos (At-large) Justin Keiter (8W) Susie Eshet (7) Bob Lordi (10) John-Mark Palandro (10); Gerald Radack (2);

Board members absent Cary Robinson (4) Patrick McAndrew (5) Troy Pham (5) Cory Giovanella (8N); Elaine Britt (8N); Sacha Bodner (8S); 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 7:30 p.m. Mr. Radack welcomed members of the public and two past sets of minutes for were proposed for approval:
 1. June 13th minutes proposed by Eddy De Los Santos and seconded by Bryan Holub. Passed unanimously.
 2. July 11th minutes proposed by Eddy De Los Santos and seconded by Bryan Holub. Passed 14 yes and 1 abstention, no votes against.
- Mr. Radack commented that due last month's communication issue which prohibited the Board from taking any official action several issues had been moved to this meeting.
- Information on Super Neighborhood 31 was circulated to the Board. Representative Lizzie Fletcher is addressing their next meeting on August 26th at the ERJCC.

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 appeared again after also attending last month and 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. Mr. Scharz showcased a large Luca Bond sample, an aluminum siding that is in use in Houston but not currently in Meyerland.
- 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. She supported the proposal for the development of her home and use of the materials advocated for. Gerald Radack clarified a misconception raised by Mrs. Burks that the Board would approve or reject her proposal at the meeting. He confirmed that the Board would not make such a ruling rather the Architectural

Committee were raising the issue of the use metal on houses. The Architectural Committee are meeting on 13th August and will consider the Burks application in that meeting.

- Tara Friedman of 5006 Glen Meadow raised the issue of the US Postal Service and their recent (July 19th) notice that she would have to move her existing and longstanding post box by August 1st. The height allowed in the notice must be 3 to 4 feet off the ground as per “postal regulations”. She enquired if deed restrictions required a change and that this was a significant personal issue for herself. Ms. Friedman subsequently provided a copy of the notice. Gerald Radack confirmed very recent awareness of the issue and Ms. Friedman in response to his question confirmed her mail had been rerouted for pick up and was no longer being delivered.
- Amy Hoechstetter confirmed she had spoken to a US Mail representative and that the United States Postal Service (USPS) have ultimate authority on placing of mailboxes. The issue appeared to be steps causing injury risk to employees and she had discussed a solution with a US Mail representative. Subsequently she spoke to the USPS District Operations Manager and they confirmed no knowledge of the issue, any notices and that the person Amy originally spoke with had no authority to undertake discussions. Amy confirmed she would now speak to the Operations Manager on 13th August to agree a resolution. In addition, the potential use of central post boxes would also be raised as this is not seen as desirable or suitable for Meyerland.
- Gerda Gomez commented that the position should be considered from the US Mail employees’ perspective and that the increasing number of steps in Meyerland likely prompted this action. She confirmed mail carriers had fallen in the area. Bob Lordi believed the steps in the neighborhood should not be an impediment to mail deliveries. Charles Goforth opined that in his experience deliveries in San Francisco and Washington are likely more challenging and that employees could ask for rerouting or take on an easier role in the sorting office if preferred.

REPORTS & PRESENTATIONS

Office Update

- Status of Past Due Assessments – Amy MCIA assessments currently stand at 96% collected. About \$42,000.00 is outstanding out of \$1.1 million and is currently past due. All outstanding have been moved to the collection process.
- Deed Restriction Compliance Update - Amy Hoechstetter explained twenty new deed compliance issues were issues and six lawns mowed. Vacant lots remain the major issue. Poor contractor behaviors continue. The City of Houston heavy trash collection remains problematic with no answers available from city authorities.
- Deed Restriction Renewal Committee – Eddy De Los Santos confirmed deed restriction changes in Section 7C had passed. Gerda Gomez congratulated all those involved especially Susie Eshet who undertook a herculean effort to achieve this. Currently Section 4 has 24 of 32 signatures required, Section 8A 31 of 71 signatures required and Section 7A 26 of 76 signatures required. Sections 1 and 10 are currently being prepared.
- Charles Goforth explained that the St Thomas Episcopal (STE) School had withdrawn their parking variance request prior to a hearing by the City of Houston. The city will investigate parking issues

relating to the school. Fidelis agreed to notarize their lease with STE and the lease does not require registration by the city. In response to question Charles Goforth confirmed that STE were still planning on their redevelopment construction but that there is no published timetable.

Deed Restriction Compliance Committee

Several issues were raised as follows. Given the length of the minutes pertaining to these a separate section is dedicated to each.

Motion 1 – Motion - General Procedure for 08.08.19 Motions by DRCC

I, Bill Goforth, a Director of Meyerland Section 1 and Member of DRCC, move that the Meyerland Board of Directors approve the following:

- A. That the Board waive the full reading of any Policy Proposed by DRCC at this BOD meeting.
- B. That the MCIA Office be allowed to correct grammar, format, filenames, and add items necessary for the filing of any Policy proposed by DRCC and passed by this BOD at this BOD meeting, without the need for resubmittal to the BOD, so long as changes do not affect the substance of the document as passed by this BOD.

The motion was seconded by Justin Keiter and passed unanimously.

Motion 2 – Motion for Passage of Circular Driveway & Parking Pad Policy

I, Arthur Kay, a Director of Meyerland Section 6 and Member of DRCC, make the following motion:

That the MCIA BOD approve/pass the Circular Driveway & Parking Pad Policy as submitted, in the August 2019 Agenda Package, but with the following caveats/changes/additions:

1. Make any changes to this document that this BOD agrees to during this meeting and prior to a vote.
2. That the MCIA BOD direct the MCIA Office, and all other parties concerned to do those standard items required for certifying and filing approved Circular Driveway & Parking Pad Policy as and if recommended by MCIA legal counsel.

The motion was seconded by Justin Keiter and passed unanimously.

Motion 3 – Motion for Passage of Solar Energy Device Policy

I, Bill Goforth, a Director of Meyerland Section 1 and Member of DRCC, make the following motion:

That the MCIA BOD approve/pass the Solar Energy Device Policy as submitted, in the August 2019 Agenda Package, but with the following caveats/changes/additions:

1. Make any changes to this document that this BOD agrees to during this meeting and prior to a vote.
2. That the MCIA BOD direct the MCIA Office, and all other parties concerned to do those standard items required for certifying and filing approved Solar Energy Device Policy as and if recommended by MCIA legal counsel.

- Barbara Kile expressed concern that the back side of houses could not have solar panels fitted and that would eliminate half of Meyerland's homes given the north facing areas of reception would be

sub-optimal due to the angle of the sun. She opined that the MCIA Board should be more helpful in our approach.

- Bryan Holub confirmed State law would override MCIA policy.
- Bill Goforth confirmed that the wording regarding placement on the back of half lots had been removed. The MCIA prefers solar equipment not be visible from the street but can be placed there if there is a ten percent greater efficiency. The Review Committee can accept any proposals based on analysis.
- John-Mark Palandro commented that equipment should be allowed to be visible but that applicants should put at the back of homes as a first preference.
- Amy Hoechstetter commented that applications should be aesthetically pleasing, and that ancillary equipment should be regulated, for examples cords and wires.
- Barbara Kile commented that houses were building solar equipment on poles above the fence line, she could see one example from her residence. Amy Hoechstetter confirmed she would investigate any examples brought to her attention.

The motion was seconded by Arthur Kay and passed 9 Yes, 2 Against and 1 Abstention.

- Trailer, Storage Containers & Pods, Mobile Homes & Recreational Vehicle Policy. Charles Goforth confirmed that the existing policy waiving fees expires on 30th August. He moved that the policy be extended to 31st December 2019.

Just Keiter seconded the proposal and it was passed unanimously.

Review and Control Committee

Use of Metal Siding for Dwellings

- Bill Goforth explained the background of the RCC which is part of the board. Over the past few months, there have been several requests for metal siding on houses. Bill Goforth noted that historically, unfinished cinder block and metal siding have not been allowed. May 2019 RCC decided to allow metal for accent pieces and around windows, June 2019 RCC expressed desire to allow much more metal possibly 100%. Since this is a major change and RCC is committee of BOD, Bill Goforth wanted to gain a consensus for non-binding guidance from the Board and provided a non-binding recommendation for reference and review.
- Gerda Gomez opined that some metal siding could be cheaper than masonry and unscrupulous contractors may propose it as a cost saving measure. Bill Goforth commented a range of materials were available.
- Bryan Holub added that corrugated siding would not be allowed.
- John-Mark Palandro commented that a large portion of a home should be allowed to have metal finishing and the RCC should manage the issue through aesthetics.
- Jonathan Elton agreed with a large portion of a home having metal finishes, including one hundred percent if aesthetically acceptable.
- Bill Goforth referred the Board to the draft recommendation that would rule out certain metal finishes, for example high reflective sheen finishes.
- Bryan Holub added that Cortin was also available with metal made to rust over time. In addition, copper could be used that took on a patina over several years. Gerald Radack confirmed metal was

often allowed to have surface rust rather than being painted due to cost advantage. Bill Goforth confirmed that the non-binding recommendation required the original finish to be maintained.

- Dr. Emilio Hisse supported the recommendation and liked the guidance.
- John-Mark Palandro recommended that the consensus be to go with the guidelines and variances could be requested at any time.
- Charles Goforth agreed with the recommendation made, stated that applicant has right to appeal to BOD any RCC decision and commended and thanked Bill Goforth and Bryan Holub for all their tireless work on this topic.
- Gerda Gomez asked that the recommendation protect against the use of “cheap” metals.
- Gerald Radack asked the Board if they had reached a consensus and it was agreed that they had and the RCC should use the proposed non-binding recommendation going forward.
- Bill Goforth confirmed that the Board would be kept closely updated on developments.

UNFINISHED BUSINESS

- None.

NEXT MEETING DATE

- Next monthly meeting will be Thursday, September 12, 2019 at Pilgrim Lutheran Church

CLOSED SESSION

- Bob Lordi moved to go into closed session. Charles Goforth seconded the motion. The motion passed unanimously.
- The board took no action during the closed session but discussed proposed building issues.
- The board returned to open session.

NEW BUSINESS

- It was confirmed that a mayoral forum would be held at Lovett School on October 7th at 7pm.
- Bob Lordi requested, and such was granted by President that Garage Sales be on next Agenda. Bill Goforth commented that the Garage Sale policy will be discussed in the September meeting.

ADJOURNMENT

- Bob Lordi moved to adjourn the meeting at 9:30 p.m. The motion was seconded by Charles Goforth. The motion passed unanimously.

Approved by the Board on September 12, 2019