

# Meyerland

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

### ATTENDANCE

#### Board members present:

Bill Goforth (1)	Lucy Randel (At-Large)	Sacha Bodner (8S)
Charles Goforth (1)	Arthur Kay (6)	Larry Schwartz (8W)
Gerald Radack (2)	Gerda Gomez (7)	Bob Lordi (10)
Barbara Kile (3)	Cory Giovanella (8N)	Eddie De Los Santos (At-large)
Jonathan Elton (3)	Elaine Britt (8N)	Dr. Emilio Hisse (2)
Patrick McAndrew (5)	Bryan Holub (8S)	

#### Board members absent:

Cary Robinson (4); Susie Eshet (7); Troy Pham (5); Justin Keiter (8W); John-Mark Palandro (10)

#### Staff present:

Amy Hoehstetter

#### Legal present:

Mark Knop (Hoover Slovacek)

### CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:34 p.m.

### SECRETARY'S REPORT

- Motion made by Gerda Gomez to approve the May 9, 2019 minutes. Seconded by Larry Schwartz. After corrections made to reflect corrections made by Bill Goforth (confirming that at the previous board meeting a Waiver for Storage Pods & RVs was extended 60 days, but that no there was no extension of construction fee waiver. The waiver of construction fees was not voted on in the last meeting, but via voice opinion of the board, it had been previously voted on & a date was set ending midnight June 30<sup>th</sup> was affirmed), the motion passed unanimously.

### OPEN PERIOD

- Larry Rose: Addressed the board to introduce himself and would like to serve as the alternate delegate to Super Neighborhood 31. Gerda Gomez asked him what he would see as the purpose of him helping Meyerland by participating in SN 31. Mr. Rose responded that it is important for someone to collect the information in those meetings and bring that to the board so that information could be disseminated. Eddy De Los Santos asked if SN 31 had developed an action

# Meyerland

plan to show what the strategic goals might be since he could not find any from a review of the SN 31 website. The question was tabled to a later time.

## REPORTS & PRESENTATIONS

### Office Update

- Status of Past Due Assessments – Since last month, we have received another \$37,000.00. Approximately 337 accounts are still outstanding. Some of them will go to attorneys, but many are for very small amounts.
- Deed Restriction Compliance Update – Over 200 compliance letters sent this last month. Numerous mowing notices were sent out, but only seven notices had to be acted upon by the office. Construction fence issues have been a topic lately and those are being addressed by the office staff as they arise. Some discussion was made of examples of lots that need mowing but are padlocked and how the office staff addresses a situation such as that one.

### Super Neighborhood 31

- Selection of Delegate and Alternate Delegate
  - There was a motion by Bill Goforth and seconded by Bob Lordi as to whether or not the Meyerland MCIA should be a member of SN 31. For discussion, Lucy Randel opined that it is beneficial for us to be involved, to receive information, and to have a voice in that group. MCIA can dissent or cast a negative vote on an issue it does not feel it should support. Gerda Gomez discussed the purpose of SN 31 and the reasoning behind the creation/activity of SN 31. Other local groups such as Westbury and Willow Meadows have their own Super Neighborhood groups. Charles Goforth requested the motion be tabled in order to save time and to allow others to disseminate information in writing to the board.
  - There was another motion to allow current delegates to remain in place made by Lucy Randel and seconded by Jonathan Elton. For discussion, Elaine Britt added that she did not see the harm in continuing the current delegates. Jonathan Elton added that this would not be detrimental and that there would likely be nothing big that could occur in the time period between now and the next board meeting. The motion passed 11-4

### Deed Restriction Renewal Committee

- Update Status of different sets of renewals
  - Eddy De Los Santos is pushing to have Section 7c enacted. There is a need to have a committee meeting on Section 10 for discussion, and then that set will likely go out.

### Bylaws Committee

- Status of Changes
  - Cory Giovanella has been making changes and edits to the new set of bylaws and will organize a meeting for the committee to review, comment, and then the new set will go to legal. He anticipates this going forward in the next month.

# Meyerland

## Deed Restriction Compliance Committee

- Rescind House Numbers Policy
  - Bill Goforth, on behalf of the DRCC, moved that the board rescind the house number policy. The motion was seconded by Lucy Randel. For discussion, there was the possibility of liability in the event a house could not be located by emergency personnel. Additionally, it is not useful to have a policy that MCIA has not enforced for years and has encountered difficulties trying to enforce at this time. Amy added that some notices had been sent out in the past, but no enforcement of those notices had ever taken place. Bill Goforth added that MCIA could piggyback on the City of Houston policy. Lucy Randel asked what portions were being retained – the answer was none. The motion passed 12-3 with no abstentions.
  
- Rescind Circular Driveway Policy
  - Bill Goforth, on behalf of the DRCC, moved to rescind the circular drive policy. Seconded by Bryan Holub. For discussion, Bill Goforth gave the history of the circular driveway policy prior to 2008. New deed restrictions (the ones that have been enacted and filed) all allow circular driveways so long as impervious coverage requirements are met. Bill Goforth added that all newly enacted deed restrictions allow circular drives but not parking pads forward of the building line. The purpose of rescinding the policy is to be fair to those sections that have not yet enacted their new deed restrictions. Cory Giovanella asked for the definition of a parking pad and that was supplied by Bill Goforth. Lucy Randel discussed the aesthetic purposes for not having parking pads. Gerald Radack and Amy Hoechstetter discussed the historical purpose/reason of enacting the policy. Elaine Britt asked whether this would help with getting signatures for the new deed restrictions that had not been enacted yet. Sacha Bodner asked whether this was retroactive or what would happen for future situations. Bill Goforth answered. Emilio Hisse asked if this would allow all residents to have circular driveways. Bill Goforth answered in the affirmative. After clarification was sought by Sacha Bodner as to the actual result of the motion, the motion passed 14-0 with 2 abstentions.

Bill Goforth explained the approval process for new policies to the board. And the two drafts of new policies were distributed (previously via email) to the board

- Review of recommended Circular Driveway and Parking Pad policy
  - First presentation of the circular driveway and parking pad policy
  
- Review of recommended Solar Panel policy
  - First presentation of the solar policy

## Review and Control Committee

- Presentation of standard exterior color palette
  - Bill Goforth discussed the standard exterior color palette and an example of when this is useful. The previous colors were displayed as to what was allowed for expedited review

# Meyerland

and what the RCC currently allows. It was clarified that the RCC has the ability to approve any color for a house. The purpose of the discussion was to condense the colors available for expedited approval and to be shown to potential applicants as an example. Elaine Britt asked if we could put these colors (and corresponding numbers) on the website. Bill Goforth clarified that this new, condensed board for expedited approval does not prevent the RCC from approving a different color for a residence. He added that the condensed board will allow the office staff to offer expedited approval for painting a residence those colors. Cory Giovanella asked how those colors were approved for the new, condensed board. Bill Goforth answered that simple, basic, neutral colors were reviewed for inclusion. Cory Giovanella emphasized the need to explain to property owners that they are not limited to the colors on the new, condensed board. Jonathan Elton asked why the colors had been condensed so much from the original boards (a more narrow range of colors) and expressed concern that the new, condensed board may not represent the range of colors of what our property owners might want and a larger variety might be warranted. Sacha Bodner added his support that this was a very restrictive palette. Bill and Bryan offered the approximation that 75% of applications for painting would be included in this new, condensed board. Bill Goforth, on behalf of the RCC, moved that the board approve the single board color palette for pre-approval. Seconded by Bryan Holub. The motion passed 12-3.

- Motion to grant limited expedited approval to Jasmine Davis
  - Bill Goforth, on behalf of the RCC, moved to grant limited, expedited approval powers to Jasmine Davis. This is not a policy – a resolution was circulated enumerating the authority and restrictions for Ms. Davis to offer expedited approval. That resolution is attached to these minutes. Seconded by Lucy Randel. Discussion included that Randi Cahill previously had some approval powers, but that she was no longer with the office staff. This is a more pared-down version of the previous approval powers Ms. Cahill utilized. The MACC has already unanimously granted Ms. Davis this exact same approval authority. The motion passed unanimously.
- Use of metal siding for dwelling – Notice of RCC ruling
  - Bill Goforth explained the current procedure for RCC actions regarding metal siding. RCC requests some guidance on this issue. Historically, metal homes have not been allowed by the MACC or the RCC. Some applicants have started to request this and the RCC/MACC members have started to notice this as a new trend in Houston. Accent pieces were approved by the RCC. Depending on masonry percentages, there is no limit on the amount of siding that can be used. Discussion made by Gerda Gomez, Sacha Bodner, Cory Giovanella, Charles Goforth, and Emilio Hisse on various aspects of metal homes (including changes to Meyerland, Meyerland aesthetics, environmental benefits, etc.)
- Un-skirted outdoor living under home – Notice of RCC ruling

# Meyerland

- Bill Goforth explained the current precedent the RCC and MACC allow for outdoor living space under a home that can be un-skirted. This can go approximately 20 feet under the home. The area can be approximately 75% of the width of the home.

## Corporate Resolution to Update Bank Signatories to New Officers

- For housekeeping purposes, we need to update our bank signatories. Motion made by Sacha Bodner to approve these new bank signatories. Seconded by Eddy De Los Santos. Motion passed unanimously.

## Resolution regarding late fees

- Allow management discretion to excuse de minimis late / miscellaneous fees
  - Amy Hoechstetter explained that we have 337 outstanding accounts. Some of them (105) are just for late fees. These will transfer over to the next year and people will ignore them. These can be as minimal as \$3-12 for certain accounts. The staff needs to be able to do something to keep books straight. There are instances in which it is a first time situation or an excusable situation. The staff does not have the ability to waive these fees in any circumstance without board or executive officer approval.
  - Amy Hoechstetter explained that these 105 accounts total approximately \$447. Amy is asking for management discretion to excuse de minimis / miscellaneous fees up to \$50. The currently largest account on late fees is under \$50.
  - Sacha Bodner asked about possible list of potential criteria to use – the answer is that this would be the purpose of the discretion utilized by the office staff.
  - Bill Goforth moved that the Board pass a resolution to allow discretion to the office to waive late fees or other miscellaneous fees up to \$50. Seconded by Eddy De Los Santos. Motion passed unanimously.

## Mayoral Forum Discussion

- Charles Goforth presented the possibility for a Mayoral Forum this next election cycle and whether Meyerland would want to participate in this (by hosting a forum). The last time approval was granted for a budget up to \$5,000. The budget would cover printing flyers, small donation to the school (Lovett Elementary), chairs, refreshments, etc. At the last forum, attendance was around 500 persons and the candidates set up tables for questions/interaction with people after the forum.
- The benefits include positive buzz for Meyerland and the ability to offer a forum for our residents to listen to and have discussions with mayoral candidates.
- Lucy Randel moved to approve the co-hosting of a Mayoral forum with the Braes Bayou Association with a budget up to \$5,000. Seconded by Sacha Bodner. Discussion included who would lead this project. Charles Goforth remarked that a good template was established last time and there would be no need to reinvent the wheel to set this up. Charles Goforth would head an

# *Meyerland*

Ad Hoc Committee and work with office staff to coordinate dates (possibly in August). Motion passed unanimously.

## **UNFINISHED BUSINESS**

- None

## **NEW BUSINESS**

- Proposed New Business on West Bellfort – Daquiri Bar and Drive-Thru
  - Old Taco Bell on West Bellfort has a proposal for a Daquiri Bar with a Drive-Thru. The purpose of the discussion is to inform the Board. The board has the ability to file a grievance if it so chooses in response to the notification of a liquor license being granted by the Texas Alcoholic Beverage Commission. There was discussion by some board members that certain residents are concerned about this business going in right now.
- Charles Goforth announced the next meeting of the Braes Bayou Association, the speakers that would be presenting, and encouraged everyone to attend. He added that he recently traveled to Washington DC to meet with lawmakers and discuss Meyerland and its issues.

## **CLOSED SESSION**

- Eddy De Los Santos moved to go into closed session. The motion was seconded by Elaine Britt. The motion passed unanimously. The Board entered closed session.
- Property Issues to Review for Action
  - Multiple properties were discussed due to various violations of the deed restrictions

## **NEXT MEETING DATE**

- Next monthly meeting will be Thursday, July 11, 2019 at Pilgrim Lutheran Church

## **ADJOURNMENT**

- The Board re-entered Open Session
- Eddy De Los Santos moved to adjourn the meeting at 10:55 p.m. The motion was seconded by Cory Giovanella. The motion passed unanimously.

Approved by the board on August 8, 2019