

Meyerland

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

ATTENDANCE

Board members present:

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

Board members absent:

Jonathan Elton (3); Cary Robinson (4); Arthur Kay (6); Susie Eshet (7); Troy Pham (5)

Staff present:

Amy Hoehstetter

Legal present:

Mark Knop (Hoover Slovacek)

CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:35 p.m.

SECRETARY'S REPORT

- Approval of the August 8, 2019 Board of Directors Minutes. Eddy De Los Santos moved to approve the minutes. The motion was seconded by Barbara Kile. After discussion and corrections regarding the proper date, the correct attendance of certain members, and certain comments made by Barbara Kile with regard to solar panels (currently normal electric tie-ins have a utility pole (is visible) and she was making a distinction that the policy would not allow for that and that the policy should be consistent, the motion passed unanimously.

OPEN PERIOD

- Donna Farr (8522 Pritchett) – attended the meeting but did not address the board
- Don Hollingsworth (Chairman of the Security Committee) – attended the meeting – mentioned solar traffic monitors have been installed in high traffic areas and the Security Committee is discussing with the Constable's office on how to prevent accidents involving pedestrians where speeding is a problem. He fielded some questions from the board regarding the installation of the monitors.

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REPORTS & PRESENTATIONS

Office Update

- Result of USPS Investigation
 - Final decision was that the entire association was reviewed. Overall, they have requested that we work with owners with homes of excessive height (raised 9-10 feet) to have mailboxes lowered some or to ground level. The rest of the homes were not found to be a problem.

Finance & Budget

- Second Quarter, 2019 Financial Report
 - Cory Giovanella provided a recap of the materials previously distributed to the board members and noted that the finances are in good shape.
- Accounts Receivable Report
 - The Association has collected approximately 96-97% of outstanding dues/fees

Bylaws Committee

- Status of Changes
 - Revised draft was sent out to committee last week and they hope to have a meeting soon to discuss. The plan is to then send to legal counsel for comments before sending to the board. There was one question by Bill Goforth whether it might be better to send to the board before legal counsel, and Mr. Giovanella explained his reasoning for sending to legal counsel before presentation to the entire board.

Deed Restriction Compliance Committee

- Circular Driveway and Parking Pad Policy – Resubmittal for BOD vote
- Bill Goforth, as a Director of Meyerland Section 1 and a member of the DRCC, moved:

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

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

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3. Make any changes to this document that this Board of Directors agrees to during this meeting and prior to a vote.

4. That the MCIA Board of Directors 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 Larry Schwartz
- Discussion
 - During discussion, Bill Goforth explained the changes and additions to the policy as presented to the board.
 - Lucy Randel suggested a grammatical change to the first paragraph
 - John-Mark Palandro asked a question regarding the clarification handout to explain what would be classified as a parking pad and answered questions/clarifications from Sacha Bodner, Emilio Hise, Bryan Holub, Gerda Gomez and Lucy Randel regarding what would be considered/classified as a parking pad and the effect (if any) on flooding issues or impervious coverage issues.
- The motion passed unanimously
- Garage and Estate Sale presentation and BOD direction
 - Bill Goforth provided a history of the MCIA Garage Sale Policy, previous survey results from 2016-2017 timeframe, the background behind the development of the two proposed policies
 - Bill Goforth also discussed possible options for the Board to consider for action
 - Rescind the policy and leave as is
 - Allow homeowners to have private sales
 - Have community wide garage sales
 - An informal poll of the Board indicated the majority wanted to allow for garage sales to occur
 - There was discussion among many members regarding compliance issues and increasing the office's workload to monitor this type of policy. It was mentioned that there are nuisance and 'running businesses' contained in the deed restrictions that will allow for policing of improper behavior.
 - Cory Giovanella and Bob Lordi discussed managing issues like this is a good idea because of the likely minimal number of sales in the area in a given year and the impossible nature of preventing garage sales.
 - Sacha Bodner noted the previous results of the poll and how that should be given weight while noting some restrictions are reasonable. Elaine Britt noted that forms could be posted on the website.
 - Justin Keiter noted his reasons for opposing garage sales. His reason was the potential to attract criminal elements based on his experience in the District Attorney's Office.

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- Emilio Hise noted his preference for garage sales to be limited to a per lot basis to avoid large groups of people with attendant traffic and crowd issues.
- Eddy de los Santos noted that this is not an issue that is currently in demand by residents. He noted that the survey was somewhat dated and the information received was in response to a request for a response. This was supported by Bryan Holub and Justin Keiter.
- Lucy Randel noted that there are alternatives to garage sales such as social media and message board sales and donations. She noted that this might be an issue to be tabled and revisited at a better date.
- Additional discussion followed regarding what happens in Bellaire and West University Place and the available police response.
- Elaine Britt noted the timeliness of the issue following Hurricane Harvey and the likelihood of the necessity of revisiting this issue in the future.
- Barbara Kile voiced her opposition due to traffic issues and the need for neighbors to have to secure all belongings on that same day. She also noted the garage sales available in the area in which residents may participate.
- Eddy de los Santos moved to table the discussion of the garage sale policy for the time being until more recent data can be gathered. The motion was seconded by Cory Giovanella.
 - Charles Goforth discussed his experience of being contacted on a regular basis by people wanting the ability to have a garage sale and that neighboring communities have them without increased crime.
- The motion resulted in an 8-8 tie and Gerald Radack voted to table the discussion.
- Bill Goforth moved that the DRCC and Publications committee move as quickly as possible to create a survey to get an opinion from the community regarding garage sale issues. The motion was seconded by Emilio Hise. The motion carried 15-0 with one abstention.

Review and Control Committee

- Metal Siding Clarification
 - Bill Goforth noted that at the last meeting the Board approved a non-binding Board recommendation to the RCC/MACC regarding metal siding.
 - The issue for tonight is to discuss tweaks/changes to the non-binding recommendation.
 - Bill Goforth and Bryan Golub discussed the issues/changes/questions raised by the committee regarding patina/sheen, amount of metal to be allowed.
 - Amy Hoechstetter noted the issues surrounding enforcement and policing of the various issues by the office staff and the need for direction regarding enforcement/policing these types of issues.
 - John-Mark Palandro noted his preference to not allow metals that you know will patina to the extent you do not know what the resulting appearance will be. He additionally noted the committee's ability to make good choices regarding aesthetic issues.
- The Board voted on whether or not to maintain the non-binding recommendation regarding patinas. The Board voted 12-4 to maintain the patina recommendation. It must be noted that these are not actions by the Board but direction being given to the RCC/MACC.

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- The Board voted on whether or not to limit the total amount of metal on any given side to up to 25%. The Board voted 10-3 to maintain this part of the recommendation.
- There was discussion regarding whether multiple types of metal would be allowed and the general consensus from the Board was deference to the committees to maintain aesthetic standards within their discretion
- Mailbox location and style and other precedence items
 - Bill Goforth noted the issues raised by the committee with regard to precedence and community aesthetics.
 - The purpose is to create guidance to account for unacceptable types of novelty mailboxes

Mayoral Forum Reminder

- Monday October 7th at Lovett Elementary, 7:00 p.m.

UNFINISHED BUSINESS

- None

NEW BUSINESS

- Patrick McAndrew noted for Board members to remind neighbors to have the Constable's phone number in their cell phones and mentioned a recent situation where there was a very fast response by the constable's office.
- Larry Schwartz mentioned work with constable's office to help with traffic issues surrounding Meyerland Middle School. Effort is being made by the Constable's office to have people comply with the applicable signage and neighbors have been working to help as well.

CLOSED SESSION

- Justin Keiter moved to go into closed session. Elaine Britt seconded the motion. The motion passed unanimously.
- During the closed session, the board discussed human resources policies and certain property issues.

NEXT MEETING DATE

- Next monthly meeting will be Thursday, October 10, 2019 at Pilgrim Lutheran Church

ADJOURNMENT

- The board returned to open session.
- Eddy de los Santos moved to adjourn the meeting at 10:11 p.m. The motion was seconded by Cory Giovanella. The motion passed unanimously.

Approved by the board on October 10, 2019