

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, August 13, 2020

ATTENDANCE

Board members present:

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

Board members absent:

Justin Keiter (8W); John-Mark Palandro (10); Dr. Emilio Hisse (2); Cary Robinson (4)

Staff present:

Amy Hoechstetter

Legal counsel present:

Jonathan Clark (Hoover Slovacek)

CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:36 p.m.

SECRETARY'S REPORT

- Approval of the July 9, 2020 Board of Directors Meeting Minutes
 - Eddy De Los Santos moved to approve the minutes. Elaine Britt seconded the motion. Discussion followed to correct a few minor mistakes.
 - Charles Goforth moved to table the approval of the July minutes

REPORTS & PRESENTATIONS

Office & Administrative

- Update of Office Staff Procedures
 - Amy Hoechstetter reported that all office staff were healthy, but a potential positive confirmation has tabled discussions of having more than one staff member in the office at one time for now. The staff still rotates on a daily basis in order to ensure someone goes to the office every day. The office remains closed to outside visitors.

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- Collections Activity
 - 209 notices were sent out and, as a result, numerous payments have been received. Legal actions have been started for some properties as well.
- Compliance
 - Amy Hoechstetter reported that while there has been success with getting notifications to homeowners, there has been a lot of ignoring notices from the office staff. This has forced the office to return to old procedures to ensure that notices are received (and hopefully responded to).

Structures Outside Building Lines Policy - updated

- Adoption of Policy
 - Bill Goforth moved that the Board pass the MCIA Structures Outside Building Lines Policy as submitted in the August 2020 Agenda package, but with the following caveats, changes/additions:
 - That the Board waive the full reading of any Policy proposed by DRCC at this Board meeting.
 - 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 Board at this Board meeting, without the need for resubmittal to the Board, so long as changes do not affect the substance of the document as passed by this Board.
 - Make any changes to this document that this Board agrees to during this meeting and prior to a vote.
 - That the MICA Board direct the MCIA Office, and all other parties concerned to do those standard items required for certifying and filing approved MCIA Structures Outside Building Lines Policy as and if recommended by MCIA legal counsel.
 - Larry Schwartz seconded the motion.
 - Discussion followed to explain a few key points of the policy, some recommended minor changes, and the logic by the committee regarding how the policy was written to coexist with and not override the applicable deed restrictions.
 - A vote was called, and the motion passed 16-1.

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CMU Policy

- Adoption of Policy
 - Bill Goforth moved that the Board pass the MCIA Concrete Masonry Unity (CMU) Policy as submitted in the August 2020 Agenda package, but with the following caveats/changes/additions:
 - That the Board waive the full reading of any Policy proposed by DRCC at this Board meeting.
 - 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 Board at this Board meeting, without the need for resubmittal to the Board, so long as changes do not affect the substance of the document as passed by this Board.
 - Make any changes to this document that this Board agrees to during this meeting and prior to a vote.
 - That the MICA Board direct the MCIA Office, and all other parties concerned to do those standard items required for certifying and filing approved MCIA Concrete Masonry Unit (CMU) Policy as and if recommended by MCIA legal counsel.
 - Larry Schwartz seconded the motion.
 - Discussion followed to explain the purpose and reasoning behind the new policy (primarily to allow for CMU to be used in skirting and to be counted for masonry requirements) and for some expressed concern regarding the quality and cost of CMU.
 - A vote was called, and the motion passed unanimously

Rescind Setback Requirements Policy and Structures Outside the Building Line Policy

- Setback Requirements Policy
 - Bill Goforth moved that the MCIA Board rescind the existing Setback Requirements Policy as soon as the new Structures Outside Building Lines Policy is posted on the MCIA website.
 - Eddy De Los Santos seconded the motion.
 - Discussion followed to explain the purpose for rescinding this policy (i.e. the enactment of the new Structures Outside Building Lines Policy).
 - A vote was called, and the motion passed unanimously.
- Structures Outside the Building Line Policy
 - Bill Goforth moved that the MCIA Board rescind the existing Structures Outside the Building Line Policy which was in effect as of and prior to August 13, 2020, as soon as the new Structures Outside Building Lines Policy is posted on the MCIA website.
 - Eddy De Los Santos seconded the motion.

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- Discussion followed to explain the purpose for rescinding this now outdated policy.
- A vote was called, and the motion passed unanimously.

Sign Policy – Update

- Amy Hoechstetter reported on the below issues
- Change to make contractor signs posted “during work only”
 - The purpose of this is to have signs removed for properties where no work is being done on either routine projects or major renovations/new home constructions. This will allow contractors to be treated equally and prevent semi-permanent signs when work is not being performed.
 - Bill Goforth moved that the Board amend the current Sign Policy to include the phrase “and only while work/construction is in progress.” At the end of the “Contractor” section specifically under the sub-section “For Major Renovation/New Home Construction”.
 - Eddy De Los Santos seconded the motion.
 - Discussion followed regarding what does “work” mean? There are contractors that put out signs when they first sign up a client, but the work may not start for a long period of time. It was suggested that the issue be given some thought and tabled for direct action next month.
 - Bill Goforth amended his motion that the Board amend the current Sign Policy (as posted on the website and passed by this Board) to (1) insert the word “physical” into the “Contractor” section specifically under the sub-section “For Routine Projects” so that the sub-section reads in part as follows: “...of not more than 6 square feet and only while physical work/construction is in progress.” and (2) to include the phrase “and only while work/construction is in progress.” At the end of the “Contractor” section specifically under the sub-section “For Major Renovation/New Home Construction”.
 - Eddy De Los Santos seconded the motion.
 - A vote was called, and the motion carried.
- Miscellaneous signs – Request to approve on a temporary basis
 - The purpose of the discussion was to allow the staff to approve certain signs on a temporary basis. Some signs are used to show support for local businesses, some are for celebrations, and some for social issues.
 - Discussion followed to discuss political signs, signs for businesses, signs regarding social issues, clutter factors, legality of allowing certain kinds of signs, enforcement issues, etc.
 - Eddy De Los Santos moved that the Board remove the “Miscellaneous Sign” language from the Sign Policy.
 - Arthur Kay seconded the motion.
 - Brief Discussion followed that included a discussion of coming back to this issue in a few months.
 - A vote was called, and the motion failed 11-4 with two abstentions.

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Flood Construction Update

- Charles Goforth provided a brief update on flood construction projects in the Meyerland area. The retention basins on Braeswood are almost complete and they will then be connected to the culverts. The bridges that have been approved for reconstruction will likely commence construction in 2021. There have been some design changes, and these will be presented to the public as soon as they are ready. The final portion of Project Braes is the completion of the Chimney Rock and South Rice bridges and the hope/plan is that they will be completed by the end of 2021.

Border Fence along South Braeswood

- Amy Hoechstetter reported on this issue. There have been complaints received about the fence and questions with regard to what the association can do to remedy the issues. The fence runs along South Braeswood from Millbury to the sound wall just before Loop 610.
- There is some potential conflict between owner responsibility and deed restrictions. There are also access points along the fence line that will need to be addressed.
- Amy offered an avenue toward a solution that a committee review this issue, do some research, and come up with some recommendations.
- Discussion followed with regard to the deed restrictions, anecdotal discussions regarding the area, and information available to a committee that would/could investigate the issue.
- Ultimately, Charles Goforth and Jonathan Elton will look into the matter and report back.

UNFINISHED BUSINESS

- Bill Goforth quickly discussed the new packet of information that was disseminated to the Board today. He asked that everyone review the information, make your own personal notes, and we will discuss further in the future.
- Amy Hoechstetter noted that Section 4 finally passed their deed restrictions. The new deed restrictions have been filed and recorded.

NEXT MEETING DATE

- Next regular monthly meeting will be Thursday, September 10, 2020.

ADJOURNMENT

- A motion was made to adjourn the meeting at 9:55 p.m. by Eddy De Los Santos. The motion was seconded by Bob Lordi and passed unanimously.

Approved by the board on September 10, 2020