

## **Meyerland Community Improvement Association**

### **Board of Directors Meeting Minutes**

**Thursday, February 13th, 2020**

#### ATTENDANCE

Board members present - Bill Goforth (1) Charles Goforth (1) Dr. Emilio Hisse (2) Jonathan Elton (3) Arthur Kay (6) Gerda Gomez (7) Bryan Holub (8S) Larry Schwartz (8W) Justin Keiter (8W) Susie Eshet (7) John-Mark Palandro (10) Gerald Radack (2) Sacha Bodner (8S) Lucy Randel (At-Large) Cory Giovanella (8N).

Troy Pham (5) and Eddy De Los Santos (At-large) joined during the course of the meeting.

Board members absent - Barbara Kile (3) Bob Lordi (10) Patrick McAndrew (5) Elaine Britt (8N) Cary Robinson (4).

Staff present Amy Hoechstetter

#### CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:30 p.m. Mr. Radack warmly welcomed members of the public.
- The January 23<sup>rd</sup>, 2020 meeting minutes were proposed for approval by Justin Keiter and seconded by Lucy Randel. Passed unanimously.

#### OPEN PERIOD

- David & Orit Malev, residents of 5114 Contour Place, Section 8i – Mr. Malev addressed the Board and requested an exception/variance to the three (3) foot lot interior lot line rule regarding the location of the driveway at their home, which is being newly constructed. It was estimated that subject to the resolution of the driveway issue the home is three weeks from completion. Mr. Malev passed out an informational document relating to his request, including the views of the City of Houston.
- Mr. Radack thanked Mr. Malev and confirmed the Board would consider the request and they would hear a formal response in the days following the meeting. Mr. Malev thanked the Board for their time and confirmed he was looking forward to the outcome.
- Ed Kisluck – Mr. Kisluck asked about the collection of assessments. Mr. Radack confirmed this would be reported shortly in the office update by Ms. Hoechstetter.

#### REPORTS & PRESENTATIONS

##### Office Update

- Status of Past Due Assessments – Ms. Hoechstetter confirmed that \$240,000 was outstanding with 89% of income having been collected. Of the 2,300 homes in the MCIA, 240 had outstanding amounts owed. \$48,000 of the outstanding amounts related to 20 accounts. An email sent in

January had garnered 200 payments. A second reminder will be sent out in March. From the 1<sup>st</sup> April fines will be incurred by those not paying, these apply retrospectively to January.

- Justin Keiter proposed, John-Mark Palandro seconded that the MCIA Office in its judgement can waive any de-minimus balances owed of \$50 or less. This was passed unanimously. It was confirmed that 38 accounts had balances of less than \$50 outstanding with a total amount owed of less than \$200.
- Ms. Hoechstetter confirmed that she had met the City of Houston Planning Department regarding the property line of properties on Hillcroft.
- Deed Restriction Renewal Committee – Ms. Hoechstetter confirmed that currently (1) Section 4 requires 8 more signatures, (2) Section 8A requires 46 signatures and (3) Section requires 45 signatures. All three sections are out for signature and there are no time limitations associated with any of them. Sections 2, 7B and 8 Annex are currently out for comments and Section 10 is in review.
- Staff Matters – Ms. Hoechstetter confirmed that Reyna Romero had been appointed to the staff of the MCIA, starting on Monday 17<sup>th</sup> January. Ms. Romero will be a full-time employee working 40 hours per week and will take over the financial management of the office and additionally assist with compliance matters.

It was noted by Mr. Charles Goforth as well as others that two signs at the MCIA office require the opening hours to be adjusted to reflect those in effect. Mr. Radack confirmed this would be done and he would mobilize resources to have that completed.

#### Annual Meeting & Party in The Park

Mr. Radack confirmed that 2020 would see the 65<sup>th</sup> anniversary of the MCIA.

Sacha Bodner proposed, Larry Schwartz seconded a motion to replace the word March with that of April twice in Page 5, Article 3, Section 1 “Annual Meetings” of the by-laws. Passed unanimously.

Justin Keiter proposed, Cory Giovanella seconded a motion during the above proposal that the requirement to read the entire by-laws be waived. Passed unanimously.

In the March Board meeting the motion to replace March with April will require passing again for it to become effective.

Mr. Radack confirmed a date of **SUNDAY APRIL 26<sup>TH</sup>** as the date for the combined Annual Meeting and Party in The Park.

#### 2020 WORKING BUDGET

Ms. Hoechstetter furnished the Board with the MCIA 2020 Working Budget with a 2020 expenditure proposed at \$1,264,784. Various Board members had questions answered as follows:

- Lucy Randel asked about a budget for a potential one off Meyerland Newspaper, not to be organized through Peel. Gerald Radack confirmed a request for that to be added to the budget could be made at any time.
- Dr Emilio Hisse asked about the difference between salaries and temporary staff in budgets. Amy Hoechstetter confirmed that with the appointment of Reyna Romero the shortfall in the 2019 budget for salaries would be closed the costs of temporary staff would reduce.

- Several members raised questions regarding ownership of patriotic flags. Gerald Radack confirmed they were rented and not owned by MCIA.
- Gerda Gomez raised a question about a lack of insurance. Gerald Radack confirmed \$40,000 had been budgeted for insurance under the specific line item of “Package” Ms. Gomez confirmed her understanding, having missed that on first inspection by failing to turn the page over.
- Sacha Bodner raised the issue of there being no employee benefits in the budget. Amy Hoechstetter confirmed that no benefits were offered to staff. The Board is able to raise any proposals it wishes to make regarding benefits to the HR Committee in the first instance.

Cory Giovanella moved to approve the 2020 MCIA Budget as presented be approved, Susie Eshet seconded and unanimous approval was given.

#### GARAGE SALES (INCORPORATING ESTATE & OTHER SIMILAR SALES)

Bill Goforth furnished the Board with a document on Garage Sale Policy History. This provided a comprehensive overview of recent surveys and developments with regard to Garage Sales. He confirmed the Board now had the opportunity to consider the matter after much delay at the Board level.

Charles Goforth advocated for the Board taking a decision and for no further delay.

- Cory Giovanella proposed to table the issue indefinitely, Justin Keiter seconded. Each Board member gave their views with an overwhelming sentiment that the Board should not table the issue again after previous delays and clear support from the community in past surveys. The motion was defeated Yes 3/No 11/Abstention 1.
- Bill Goforth proposed the Board move to agree the motion that, the MCIA Board agree that Garage Sales in Meyerland be allowed and that the current no Garage Sale policy be rescinded based on a new policy that the DRCC is directed to write. Dr. Emilio Hisse seconded. The motion was approved Yes 9/No 4/Abstention 2.
- Jonathan Elton proposed that no address may conduct more than two “sales” in a 24 (twenty-four) month period. Once a sale is commenced it must end activities within 60 hours and not operate between the hours of 6pm (18:00) and 8am (08:00). Signs may not be displayed more than 24 hours before the sale commences and must be promptly removed after sale closure. MCIA will review the policy at the closest Board of Directors meeting to December 31st2020. The review will mainly involve assessing how sales are conducted and resident responses. If you decide to conduct a sale, please do so in the utmost respectful way and always think of your neighbors. At any time during the course of this policy “probationary” period the MCIA Board of Directors may alter or eliminate the policy in its entirety. Cory Giovanella seconded, and the motion was approved Yes 13/No 1/Abstention 1.

Various Board members raised the following points/issues:

- Larry Schwartz confirmed that the motion as passed was not a violation of state law.
- Bill Goforth confirmed that deed restrictions could be used for enforcement if desired as commercial property uses were not allowed at residential homes.
- Gerald Radack raised the issue regarding a limit on the number of signs.
- Bill Goforth proposed the Board does not establish a system of fines relating to Garage Sales.

- Arthur Kay suggested that the MCIA Office would monitor Garage Sale activity on the NextDoor App.
- Sacha Bodner suggested a potential start time of 9am.

Bill Goforth asked for comments to the DRCC by 23<sup>rd</sup> February.

#### UNFINISHED BUSINESS

- Larry Schwartz gave an update on the street lighting review. He asked members to make any proposals on light relocations or for new lights as soon as possible to himself.
- Lucy Randel referred to information she had sent the Board via email on low glare street lighting. She asked for any informal objections to low glare lighting, none were received.

#### NEXT MEETING DATE

- Next monthly meeting will be Thursday, March 12<sup>th</sup>, 2020 at Pilgrim Lutheran Church

#### CLOSED SESSION

- Jason Keiter moved to go into closed session. Bryan Holub seconded the motion. The motion passed unanimously.
- The board took one decision on a property issue during the closed session.
- Sacha Bodner moved to go into open session. Susie Eshet seconded the motion. The motion passed unanimously.
- The board returned to open session at 10-17pm.

#### NEW BUSINESS

- Sargent Faith Richards was introduced to the Board, having been made a permanent Sargent. The Board warmly welcomed her promotion.
- Jonathan Elton enquired about the process relating to dates for actions/submissions relating to the annual Board elections. Amy Hoechstetter confirmed such information would be shared with Mr. Elton and publicly in due course and that no actions were yet required.

#### ADJOURNMENT

- Troy Pham moved to adjourn the meeting at 10-21 pm. The motion was seconded by Arthur Kay and passed unanimously.

Approved by the board on March 12, 2020