

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, June 11, 2020

ATTENDANCE

Board members present:

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

Board members absent:

Cary Robinson (4); Justin Keiter (8W); John-Mark Palandro (10); Bob Lordi (10);

Staff present:

Amy Hoechstetter

Legal counsel present:

Jonathan Clark (Hoover Slovacek)

CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:32 p.m.

SECRETARY'S REPORT

- Approval of the March 12, 2020 Board of Directors Minutes. Gerda Gomez moved to approve the minutes with a correction noted by Bill Goforth. The motion was seconded by Bill Goforth. The motion passed unanimously.

REPORTS & PRESENTATIONS

Office & Administrative

- Update of Office Staff and Procedures
 - Amy Hoechstetter thanked everyone for their patience with this process.
 - The staff has been rotating through the office with one staff member present at a time in order to ensure nothing is missed. All proper protocols for cleanliness and social distancing are being followed and the office is cleaned twice a week. The office is otherwise closed to visitors or for appointments.
- Collections Activity

Meyerland

- We currently have about 138 one-time 2020 accounts outstanding and have approximately \$100,000 totally outstanding. All past due accounts have been notified. They will have the opportunity to get current before past due accounts are sent to legal. We also do have approximately \$44,000 in legal fees for which we will seek reimbursement from the homeowners involved in those matters.
- Compliance
 - Compliance activities have not changed very much. Homeowners have been contacted via email and the staff has found this method of contact to be effective in notifying the homeowners.

Stair Encroachments

- Discussion
 - Amy Hoechstetter explained the history of the issue that is summarized from handouts as follows:
 - Prior to the Memorial Day flood in 2015, information regarding plans for new construction included a requirement forcing the new construction to recess behind the front building line to accommodate the stairs that accessed the front of the home. Post the 2015 flood, MCIA learned that the City of Houston allowed a maximum distance of five feet forward of the front building line exclusively for stair access to the home. To date, there have been more than 500 applications and review meetings at which this five-foot rule was announced, addressed, and applied to all applications presented for approval. The enforcement of this rule has been the practice of both the Meyerland Architectural Control Committee and the Review and Control Committee.
 - In April of 2018, Mayor Turner mandated that all homes requiring elevation, or newly constructed homes, were to meet a minimum first-floor height equal to two feet above the property's 500-year floodplain level as determined by survey. This rule was to go into effect on September 1, 2018 giving ample notice of the change to the existing rule of one foot above the 100-year floodplain level. MCIA received numerous applications for new construction. Of the 116 new construction applications reviewed and approved between October 2017 and June 2019, some (uncalculated number) were at the 500-year level.
 - Amy Hoechstetter laid out the options for action or issues to consider:
 - Should the board choose to no longer enforce the five-foot encroachment, would there be recourse for those lot owners that complied to the approved plans?
 - Should the board choose to no longer enforce the five-foot encroachment, what direction will be given to the MACC/RCC regarding stair location?
 - Should the board choose to uphold the five-foot encroachment, would that be against all construction or just new construction? If new only, what would be the parameters set for the MACC/RCC to approve elevation plans?
- Discussion

Meyerland

- Extensive discussion followed amongst the board members. This discussion included review and comparisons of numerous completed projects as well as discussion of what will be done with regard to completed projects versus upcoming projects.
- Throughout the discussion, multiples motions were made regarding potential courses of action. These motions and the resulting votes are:
 - Jonathan Elton moved for the existing policy up until this meeting be kept in place (not relaxed or amended) and any developments (construction contrary to the policy) that occurred between 2015 and the current date are required to take remedial action to be in compliance with the current policy. The motion was seconded by Charles Goforth.
 - Following additional discussion, the motion was defeated with 9 votes against and 8 votes for.
 - Eddy De Los Santos moved that this board choose not to enforce the current policy regarding stairs in front of the front building line and allow (up to the current date) that any stairs not extending more than ten feet beyond the front build line be left alone. Emilio Hisse seconded the motion.
 - Following some additional discussion, the motion was defeated with 10 votes against, 6 votes for, and one abstention.
 - Lucy Randel moved that MCIA reserves the right to waive enforcement of the policy (not approval of any of these properties but merely waiver of enforcement) regarding stairs in front of the front building line for properties already constructed to those approved and that were changed because of revised building code requirements. Emilio Hisse seconded the motion.
 - Following discussion, the motion was defeated with 11 votes against, 4 votes for, and two abstentions.
 - Emilio Hisse moved to waive all enforcement of the issue of stairs in front of the building line for all houses already constructed as a result of the flooding caused by Hurricane Harvey. Bill Goforth seconded the motion.
 - Following brief discussion, the motion was defeated with one vote in favor and 15 votes against.
- Given the late hour, and following some additional discussion on the issue, Jonathan Elton moved to table the discussion on this topic. The motion was seconded by Barbara Kile.
 - The motion passed unanimously

Meyerland

- There was a motion by Charles Goforth to table the remaining issues and adjourn the meeting.
- The motion was seconded and passed unanimously.

UNFINISHED BUSINESS

- None

NEXT MEETING DATE

- To resolve the stair encroachment issues and to discuss the property appeals – Thursday June 18, 2020.
- Next regular monthly meeting will be Thursday, July 9, 2020.

ADJOURNMENT

- A motion was made to adjourn the meeting at 10:30 p.m. The motion was seconded and passed unanimously.

Approved by the board on July 9, 2020