

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, March 12, 2020

ATTENDANCE

Board members present:

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

Board members absent:

Cary Robinson (4); Troy Pham (5); Gerda Gomez (7); Justin Keiter (8W); Lucy Randel (At-Large); Dr. Emilio Hisse (2); Sacha Bodner (8S); John-Mark Palandro (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 7:33 p.m.

SECRETARY'S REPORT

- Approval of the February 13, 2020 Board of Directors Minutes. Eddy De Los Santos moved to approve the minutes with a minor clerical/typographical error. The motion was seconded by Jonathan Elton. The motion passed with 11 ayes and one abstention.

OPEN PERIOD

- Steve & Ellen Levanthal (5014 Glenmeadow) – Rebuilt after the flood. The issue they have raised is that their plans were approved, and their home was built. They have been cited for a deed restriction/policy violation for their front steps going out beyond the front build line. The ACC approved the initial plans last May and now the ACC has disapproved the same steps. Additionally, the policies were never communicated to the homeowners or builders.
- Donald Hollingsworth (5102 Jason) – Chair of the security committee addressed the board on behalf of the Traffic & Security Committee (see below).

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REPORTS & PRESENTATIONS

Traffic & Security Committee

- Update on Commissioner's Court Study Proposal regarding Constable Program
 - Donald Hollingsworth – chair of the Traffic & Security Committee – addressed the board to report on the recent meeting to discuss the proposed study regarding the constable program. He discussed the potential lay of the land with regard to whether or not Adrian Garcia has the votes necessary to pass his program review. Mr. Hollingsworth stated that Meyerland has an excellent contract and he reviews the crime data each month. He thinks it is important for residents to report disturbances or unusual occurrences to the constable's office. He wholeheartedly supports the constables and thinks they do a great job. Mr. Hollingsworth additionally answered questions by the board and discussed potential alternatives in the event the contract is cut.

Willow Waterhole

- Music Fest – April 4-5, 2020
 - Charles Goforth provided that the committee sponsoring the event is meeting now. There is a concern since it is Harris County property, there is a good chance it won't happen due to the current Coronavirus issues.

Bylaws Committee

- Second reading for slight update to current Bylaws.
 - Change on Page 5, Article III, Section 1. Annual Meetings – replace the word "March" with "April". This will allow the Annual Meeting to be held in the month of April.
 - Cory Giovanella moved to waive a complete reading of the bylaws. Larry Schwartz seconded the motion and the motion passed unanimously.
 - Larry Schwartz asked about the plan for the date. It is planned for April 26, 2020 at Lovett Elementary. There are current alternative plans in the event the Coronavirus issues force a move.
 - Eddy De Los Santos asked if there needs to be language to allow for flexibility due to outside issues. Cory Giovanella provided that the full revised draft of the bylaws in May and language will be added to accomplish that goal.
 - This issue was addressed by counsel

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- Charles Goforth asked a question whether this potential delay would affect the terms of the board members who had been elected for a specific period of time. Counsel answered that the election of new board members would likely end the terms of the previous board members.
- Eddy De Los Santos added that he reviewed the bylaws and there was not a clear answer. Counsel agreed.
- The second reading passed unanimously.

Finance Committee

- Correction of 2020 Budget.
- Elaine Britt moved to approve the 2020 Budget as corrected. Eddy De Los Santos seconded the motion. The motion passed unanimously.

Annual Meeting/65th Anniversary/Afternoon in the Park Mega Event – April 26

- Looking for additional members to help the Programs Committee
- If anyone is interested, please let Gerald or Amy know.

Deed Restriction Compliance Committee

- Structures Outside Building Line Draft Policy – 1st Presentation, resolving issues with existing policies.
 - Bill Goforth address this issue. He explained that the old DRs did not address non-building items such as driveways, sidewalks, etc. The ACC looked at this issue and ultimately wants to rescind the previous setback policy and replace it with this new policy. They are requesting comments by March 23. The main change is to allow for driveways may be as close as three feet to the side interior lot line.
 - Cory Giovanella asked why we are doing a policy when the DRs address this and Bill Goforth answered that a policy will help until the additional sections pass their revised DRs.
 - Amy Hoechstetter discussed the issues surrounding the current situation where stairs are being built beyond the five feet allowed in front of the front building line. The office is requesting the ability to have some leeway or accommodate the revised city rules and accommodations allowed by the city in specific situations. Larry Schwartz added his observations from meeting with city planning staff on this issue.
 - Extensive discussion followed (involving most members of the board) surrounding the issue of what the actual statutes provide, what the MACC and

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ACC must do to be legally responsible in their decisions, and what actions or suspension of actions could be taken while we wait for the city to change their statutes.

- CMU Draft Policy – 1st Presentation, clarifying use as a Deed Restriction masonry percentage.
 - Bill Goforth asked that board members provide comments by March 23. The proposed revision is to allow for concrete masonry units to be considered brick for the purposes of the masonry requirements of the deed restrictions.
- Garage Sale Policy – 2nd vote.
 - Bill Goforth moved that the MCIA Garage / Estate Sale Policy (submitted with the March 2020 Agenda Package with certain caveats. Jonathan Elton seconded the motion.
 - Eddy De Los Santos addressed the board and provided the abstract from a study detailing increased crime associated with garage sales. He added that the comments added from yes specifically requested group garage sales in the park, some requested specific hour limitations, and some requested estate sales only. He suggested putting this proposed policy out for the residents to approve instead of a yes/no question.
 - Elaine Britt responded to the questions that she would tally the comment data and added that some of the no responses to the survey had comments to allow garage sales.
 - Larry Schwartz responded to Mr. De Los Santos's comments that there is a lot of traffic and new faces in Meyerland due to increased new construction/raising of homes.
 - Eddy De Los Santos reviewed some of his proposed redlines to the policy.
 - There was a call for a vote and the motion carried with seven in favor and six opposed.
 - Bill Goforth additionally moved to rescind the previous policy in place. Jonathan Elton seconded the motion. There was minor discussion and a call for a vote. The motion passed with ten in favor and two opposed.
 - Eddy De Los Santos moved that no MCIA resources or administration be expended in any way to enforce this new policy. Charles Goforth seconded the motion.
 - Brief discussion followed

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- There was a call for the vote and the motion was defeated with four in favor, eight opposed, and one abstention.

Request for financial sponsorship by Charles Goforth in order to execute large scale, Meyerland benefiting, endeavors that cannot be adequately carried out solely through voluntary effort.

- Charles Goforth addressed the board and detailed that there is a window for things to be done to improve the infrastructure of Meyerland. He detailed various projects and potential for grants and bonds that would provide for major infrastructure improvements and increase stormwater flow into Braes Bayou.
- Elaine Britt inquired as to what is specific to Meyerland since Mr. Goforth works with so many groups and on so many projects.
- Bob Lordi informed Mr. Goforth that he would need to resign his board position and requested a more formal setting with a proposal of some sort to allow the board to make a truly informed decision.

UNFINISHED BUSINESS

- None

NEW BUSINESS

- Amy Hoechstetter asked the board for direction on how to enforce the new garage sale policy. Discussion ensued regarding the administrative staff's obligations and to let the board know if there is a problem that needs to be addressed.
- Larry Schwartz informed the board that he is still working on streetlight projects and is making progress and will update when more information is available.

CLOSED SESSION

- Elaine Britt moved to go into closed session. Larry Schwartz seconded the motion. The motion passed unanimously.
- During the closed session, the board discussed property issues to review for potential action and a property appeal.

NEXT MEETING DATE

- Next monthly meeting will be Thursday, April 9, 2020 at Pilgrim Lutheran Church

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ADJOURNMENT

- The board returned to open session.
- A motion was made by Jonathan Elton to ratify the actions taken by the board in closed session with regard to the property issues discussed. Barbara Kile seconded the motion. The motion passed unanimously.
- Susie Eshet moved to adjourn the meeting at 10:30 p.m. The motion was seconded by Bob Lordi. The motion passed unanimously.

Approved by the board on June 11, 2020