

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, March 11, 2021

ATTENDANCE

Board Members Present:

Sacha Bodner (8S)	Charles Goforth (1)	Barbara Kile (3)
Elaine Britt (8N)	Gerda Gomez (7)	Bob Lordi (10)
Eddy De Los Santos (At-large)	Dr. Emilio Hisse (2)	John-Mark Palandro (10)
Jonathan Elton (3)	Bryan Holub (8S)	Gerald Radack (2)
Cory Giovanella (8N)	Arthur Kay (6)	Lucy Randel (At-Large)
Bill Goforth (1)	Justin Keiter (8W)	Larry Schwartz (8W)

Board Members Absent:

Scot Carter (4), Susie Eshet (7) & Patrick McAndrew (5)

Staff Present:

Amy Hoechstetter, Jasmine Davis and Catherine Martin

CALL TO ORDER

- The meeting was called to order by Gerald Radack at 7:33 p.m.

SECRETARY'S REPORT

- Approval of the February 11, 2021 Meeting Minutes
 - One misspelling needed to be updated.
 - Justin Keiter moved to approve the minutes with this update and Lucy Randel seconded the motion.
 - The motion passed with unanimous board approval.

REPORTS & PRESENTATIONS

Office & Administrative – Amy Hoechstetter

- Amy Hoechstetter discussed the status of the 2021 assessment collection.
 - The second notice will go out soon. Late fees are applied to payments after April 1.
- Lucy Randel discussed the recent planting of the trees around the retention basins south of the bayou at I-610.
 - 338 trees and shrubs were planted by Harris County Flood Control around the periphery of the new detention basins along South Braeswood. (The 6 purchased by MCIA are included in the count and will be planted Friday, March 12 on either side of the median cut-out.) This phase

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includes small trees which adapt their root systems to new soil more easily than large transplants.

- 65 larger trees, with trunks around 3 inches in diameter, will be planted in the fall along the feeder road, close to the road on South Braeswood approaching the feeder and all along the Millbury esplanade. Planting the larger trees in cooler weather helps ease the transplant shock.
- The overall plan includes 11 species of shade trees, 2 varieties of small ornamental trees and 2 species of shrubby plants. The diversity of species will provide varying visual interest with seasons, screens from highway views, and habitat for birds and butterflies. As a whole, the trees will stabilize the soil, cleanse the air and provide shade to the roads and adjacent properties.
- Amy noted that there have been ongoing issues finding a vendor to install the Meyerland sign on Hillcroft Avenue, which has delayed the project. The MCIA office continues to pursue installing the sign as quickly as possible and within the required specifications.

Bylaws Update – Cory Giovanella

- Cory Giovanella noted that tonight serves as the second official reading of the revised bylaws.
 - Cory moved to waive the second reading of the bylaws and Charles Goforth seconded the motion.
 - This motion passed with unanimous board support.
 - Gerald Radack moved to change the Meyerland annual meeting to October and Cory seconded the motion.
 - The motion passed with unanimous board support.

Temporary Sign Placement

- Amy Hoehstetter reminded the board that the discussion regarding the sign policy was put on hold in 2020 given the extraordinary year and Covid-19. Did the board want to revisit the enforcement of the policy now?
 - Jonathan Elton volunteered to revisit the policy and draft a proposal for the board to review prior to the next meeting.
 - Eddy De Los Santos noted that we should be applying the sign policy as approved by the board.
 - Elaine Britt moved to send the policy to committee for review and develop a solution. Eddy De Los Santos seconded the motion.
 - The motion was unanimously approved by the board.

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RCC Request for Board Input

- Amy Hoechstetter discussed a residents' appeal of their two-story garage with "living quarters" on the second story. The garage is detached and set toward the back of the property.
 - The homeowner feels that the structure should follow the garage requirements regardless of what the second floor of the structure is used for.
 - Bill Goforth discussed several definitions of different terms applicable to the discussion with the board.
 - The homeowners attended the board meeting and weighed in on their appeal and restating the appeal as a variance request.
 - The board voted 9 for and 7 against the application of the following application of the deed restrictions: A garage may be 2 stories, the 2nd story should not be considered a "garage" when taking deed restrictions in totality, so any "2nd story" (not including an attic) must meet standard non-garage set-back/building lines (i.e., be inset if the garage is 75 feet from the front lot line and within 3 feet of the side lot line).
 - Bill then asked the board to weigh in on what to do about proposed buildings that have extra tall, single story garages over the standard building lines (are allowed within 3 feet of side lot line and within 5 feet of the rear lot line) that later convert upper tall half or attic space to living space (which is interior work that we may not know of and will be hard to regulate/prove use of)? Three options were presented:
 - 1. Keep allowing extra tall one-story garages (for car-lifts, flood issues and attic space) to avail themselves of lesser set-back/building requirements that are clearly allowed via the deed restrictions and try to regulate interior work the best we can, which may and has led to enforcement issues & legal action.
 - 2. Allow all 2nd story exterior walls to avail themselves of lesser set-back/building line requirements allowed to a garage, as long as living space is limited to standard setbacks/building lines; however, interior work is hard to regulate could lead to enforcement issues.
 - 3. Set new precedence that any portion of a garage higher than standard one-story garage (+/- 10 feet not including roof or recreational vehicle (RV) garage), must meet standard setbacks/building lines (usually 7 feet). Note a garage may be 2 stories per deed restrictions, but we will now regulate where second story must meet standard setbacks/building lines.
 - The board cast their votes: Item 1 received 14 votes, item 2 received 2 votes and item 3 received no votes. So, the RCC will follow the direction in item 1.
 - The board then focused on the homeowners' appeal/request for variance.
 - Brian Holub noted that the homeowners could move the garage structure away from the rear lot line by 5 feet and be compliant with the deed restrictions.
 - Justin Keiter moved to vote on the homeowners' updated variance request to allow the garage structure with living space on the second story to proceed per the appeal. Jonathan Elton seconded the motion.
 - The board denied the motion with 8 voting against the variance, 7 voting for the variance and 1 abstention.

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Sidewalk at 4926 Heatherglen/5602 Darnell – Charles Goforth

- Charles Goforth noted that several estimates for the work are pending and one bid was received.
- The Heatherglen location is complicated by tree roots and the contractors are recommending crushed granite to minimize the impact to the trees.
- Larry Schwartz noted that crushed granite is not allowable for sidewalks due to non-compliance with the Americans with Disabilities Act (ADA). So, the sidewalks will need to be made of concrete.
- Charles noted that the two sidewalks, if constructed of concrete, could amount to ~\$3,200 in expenses.
- Elaine Britt moved to modify the board's approval for concrete sidewalk replacements with a budget not to exceed \$4,000. Charles seconded the motion and noted that the team tries to minimize the expenses in all situations.
 - The board unanimously approved the motion.

CLOSED SESSION

- Justin Keiter moved to go into closed session and Lucy Randel seconded the motion and the motion passed unanimously by the board.
- While in closed session, the board discussed various property issues and did not take any actions.
- Eddy De Los Santos moved to go into open session. Larry Schwartz seconded the motion and the motion passed unanimously by the board.

NEXT MEETING DATE

- The next regular monthly meeting will be Thursday, April 8, 2021 at 7:30 p.m. via Zoom.

ADJOURNMENT

- A motion was made to adjourn the meeting at 10:41 p.m. by Eddy De Los Santos. The motion was seconded by Sacha Bodner and passed unanimously.

Approved by the board on June 10, 2021.