

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, September 23, 2021

ATTENDANCE

Board Members Present:

Elaine Britt (8N)	Gerda Gomez (7)	John-Mark Palandro (10)
Scot Carter (4)	Dr. Emilio Hisse (2)	Gerald Radack (2)
Cory Giovanella (8N)	Arthur Kay (6)	Lucy Randel (At-Large)
Bill Goforth (1)	Barbara Kile (3)	Larry Schwartz (8W)
Charles Goforth (1)	Bob Lordi (10)	

Board Members Absent:

Eddy De Los Santos (At-large), Jonathan Elton (3), Susie Eshet (7), Justin Keiter (8W) and Patrick McAndrew (5)

Staff Present:

Jessica Williams and Jasmine Davis

CALL TO ORDER

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

SECRETARY'S REPORT

- Approval of the August 12, 2021 Board of Directors Minutes.
 - Larry Schwartz moved to approve the minutes and Gerda Gomez seconded the motion.
 - The motion unanimously passed.

REPORTS & PRESENTATIONS

Administrative

- The association's new general manager, Jessica Williams, was introduced and welcomed.
- Sargent Johnny Valencia was introduced as our new Precinct 5 constable team leader.
- Receivable update:
 - MCIA has approximately 97% of our annual dues collected.
 - There is about \$58,000 outstanding.

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Appeal for 5006 Braesheather Dr.

- Jasmine Davis presented the appeal documentation for the home, which is planning an elevation. The garage will encroach on the aerial easement and the homeowner is requesting a waiver.
 - The board has granted a similar request in the past.
 - Cory Giovanella proposed granting the waiver and Charles Goforth seconded the motion.
 - The board approved the waiver with one vote against and one abstention.

Deed Restriction Compliance Committee

- Structures Outside of the Building Line Policy – second presentation
 - Bill moved that the board approve the MCIA amended and restated *Structures Outside Building Line Policy* as submitted (with the ability to correct minor issues such as grammar, etc.). Larry Schwartz seconded the motion.
 - The motion was passed unanimously by the board.
- Procurement Policy – second presentation
 - Bill moved that the board approve the MCIA amended and restated *Procurement Policy* as submitted (with the ability to correct minor issues such as grammar, etc.). Larry Schwartz seconded the motion.
 - The motion was passed unanimously by the board.
- New, lower fee for an updated *Resale Certificate* (\$250 fee for the original *Resale Certificate*; \$75 for the updated version)
 - The current *Fee Policy* states that resale certificates cost \$250 and does not mention the cost of updated versions. The MCIA office has charged \$250 for each version.
 - The new state law (as of September 1, 2021) via Senate Bill 1588 amended the statute by capping the fee for the initial resale certificate to \$375 and capping the fee at \$75 for an updated version of the resale certificate.
 - This MCIA resolution vote is needed to comply with this state law.
 - The compliance committee will present an updated *Fee Policy* at next board meeting.
 - Bill Goforth moved that the board approve the new fee structure. Larry Schwartz seconded the motion.
 - The motion was passed unanimously by the board.
- Stair discussion, resolution, and guidance
 - The board decided to postpone this discussion until after the Closed Session.

Approved by the board on October 21, 2021.

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Review and Control Committee (RCC)

- White-colored driveway gravel
 - Several members noted that the white stone can look appealing.
 - It was noted that the gravel can become dirty and may require additional maintenance or replacement over time (especially in shady or wet areas).
 - The board unanimously approved the use of white gravel with proper maintenance (keeping it white).
- Artificial turf for front yards
 - Lucy Randel noted that artificial turf can harm the ecosystem and be harmful to birds.
 - Other board members were concerned about maintenance, color variety and the potential for additional flooding should the turf come loose and clog drainage.
 - The board unanimously denied the use of artificial turf in the front of Meyerland homes.

Potential Review and Control Committee Liaison to Board of Directors

- Charles Goforth noted Bill Goforth's contributions to the architectural committees over the years and recognized that he is a valuable resource for them and for Jasmine in the office.
- Larry Schwartz noted that the role would be more of a subject matter expert (SME) for the ACC and RCC (both are architectural committees for different sections of Meyerland).
- Larry Schwartz proposed that Bill Goforth serve as a SME for the RCC and ACC and Scot Carter seconded the motion.
- Discussion included concerns about the appearance of skirting the new state law that does not allow a board member to serve on an architectural committee.
- Larry rescinded his motion and the team decided to table the discussion until more details on the role and feedback from legal counsel on this defined role is included.

Bylaws Update

- Gerald asked that we change the bylaws to move the annual meeting month from October to December.
- Cory Giovanella moved that we amend the bylaws accordingly and Larry Schwartz seconded the motion.
 - The board unanimously approved this change in the timing of the annual meeting.

Annual Meeting

- The annual meeting is now scheduled for Thursday, December 2, 2021.
- The format (in-person or via Zoom) and location (if in-person) will be announced as we approach the date.
- Solicitation for candidates begins September 30 and the deadline for the ballot list is October 22, 2021.

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CLOSED SESSION

- Larry Schwartz moved to go into closed session and Emilio Hise seconded the motion; the motion passed unanimously by the board.
- While in closed session, the board discussed several properties and approved the write-off of the following accounts receivables:
 - Account #15068 for the balance due of \$1,458.03 plus any additional legal fees accrued in this account.
 - Account #12353 for the balance due of \$10,016.14 plus any additional legal fees accrued in this account.
- Lucy Randel moved to go into open session and Larry Schwartz seconded the motion; the motion passed unanimously by the board.

NEXT MEETING DATE

- The next regular monthly meeting will be Thursday, October 14, 2021 at 7:30 p.m. via Zoom.

NEW BUSINESS

- The board postponed the discussion of stairs in front of the building line for elevated houses until a future board meeting.
- The board will also discuss the proposed speed bumps and notify the community and request any feedback or concerns regarding the proposal.

ADJOURNMENT

- A motion was made to adjourn the meeting at 9:48 p.m. by Emilio Hise and seconded by Cory Giovanella.
 - The motion unanimously passed.