

Meyerland

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

ATTENDANCE

Board Members Present:

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

Board Members Absent:

Eddy De Los Santos (At-large), Susie Eshet (7), Justin Keiter (8W), Bob Lordi (10), Patrick McAndrew (5) and Larry Schwartz (8W)

Staff Present:

Catherine Martin and Jasmine Davis

CALL TO ORDER

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

REPORTS & PRESENTATIONS

Traffic and Safety

- Special guest Council Member (CM) Abbie Kamin joined the meeting, so the Traffic and Safety discussion was the first item.
- Arthur Kay reported that the Meyerland Traffic & Safety Committee meeting held on November 4th had low attendance.
 - Precinct 5 Sgt. Johnny Valencia discussed traffic and safety in Meyerland.
 - A lesson from this low attendance is to send out reminders of events the day before the event and to consider recording the event for residents to view later.
- Update on speed cushions by CM Abbie Kamin.
 - CM Kamin discussed her office's lack of funding for speed cushions for Meyerland.
 - She recommended seeking funding elsewhere and maybe consider some creative ways to fund these.
 - CM Kamin noted her office's efforts on our safety and ensuring we have adequate sidewalks for pedestrian traffic.

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SECRETARY'S REPORT

- Approval of the October 21, 2021 Board of Directors Minutes.
 - Cory Giovanella moved to approve the minutes and Arthur Kay seconded the motion.
 - The motion unanimously passed.
- Approval of the September 9, 2021 Special Closed Session of the Board of Directors Minutes.
 - Lucy Randel moved to approve the minutes and Emilio Hisse seconded the motion.
 - The motion unanimously passed.

REPORTS & PRESENTATIONS

Administrative

- Financial update
 - MCIA currently has about \$49,000 in outstanding receivables. The office received a large payment that significantly dropped our outstanding balance.

Appeal for 52XX Beechnut

- The homeowners are appealing their fence forward of the building line and perceived parking pad.
- Jasmine Davis presented the appeal documentation for the home. The lot is next door to commercial space and has a brick and wood fence to allow for privacy from the commercial property. The space between the driveway and the fence has landscape rocks, essentially creating a parking pad.
 - The board discussed the current fence policy and also the unique nature of this home, as it is one of the handful in Meyerland residences that is adjacent to a commercial property.
 - The board also discussed the parking pad and potential solutions for that space.
 - The board approved the waiver of the fence with one abstention.
 - The board denied the waiver for the parking pad with nine votes against. The board noted that the homeowners can work with the RCC on solutions for this space. It was noted that some large boulders or other natural obstructions would ensure the space is not considered a parking pad.

Deed Restriction Compliance Committee

- Fee Policy was presented (second presentation)
 - Bill Goforth moved to approve the Amended and Restated Fee Policy; Emilio Hisse seconded the motion.
 - The motion unanimously passed.
- Satellite Dish Policy was presented (second presentation)
 - Bill Goforth moved to approve the Satellite Dish, Antenna, Radio Communication Towers and Weathervane Policy; Cory Giovanella seconded the motion.
 - The motion unanimously passed.

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- The issue of stairs forward of building line in excess of the City of Houston limits was discussed. The board discussed two aspects of this policy – new construction/elevation and currently built non-compliant houses.
 - For new construction and elevations, Cory Giovanella moved that the RCC allow any construction deviations at or under two feet (2') beyond the current rule of five feet forward of the building line. In other words, the RCC can approve stairs that extend beyond the building line up to, but not exceeding, seven feet (7').
 - The motion carried with one abstention.
 - For current houses in violation of the five-foot (5') rule, Cory proposed wiping the slate clean and not enforcing any stairs violations on or prior to November 11, 2021 due to the confusion around the flood events, changes in the requirements for new construction in the high flood risk areas to be constructed at least two feet (2') above the 500-year elevation and lack of clarity from the City of Houston regarding the then new rules.
 - The motion passed with one vote against and two abstentions.

Finance Committee

- Cory Giovanella presented the current financials and discussed the way annual assessments are allowed to be calculated. He noted that based on the current rate of inflation, we could increase the 2022 assessments up to 6.5% over current 2021 rates.
 - Cory moved to increase the 2022 assessments by 6.0%, amounting to an average increase of \$14 per home. This increase does not apply to the Constable fees – they remain flat for 2022. Lucy Randel seconded the motion.
 - The motion failed with seven votes against and one abstention.
 - Johnathan Elton moved to not increase the 2022 assessments, keeping the 2021 rates in place for 2022. Emilio Hisse seconded the motion.
 - The motion failed with six votes against.
 - The board debated the issues of Meyerland's financials, projects that are needed or not needed and how any increase would be spent. The board decided to table the discussion until more details are presented on potential projects for these funds and additional information as to how much money the association should keep in reserves.
 - It was noted that by tabling this discussion, the 2022 fee assessment letters would be delayed.

CLOSED SESSION

- Emilio Hisse moved to go into closed session and Lucy Randel seconded the motion; the motion passed unanimously by the board.
- While in closed session, the board discussed the status of several properties and human resources issues.
- Cory Giovanella moved to go into open session and Arthur Kay seconded the motion; the motion passed unanimously by the board.

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NEXT MEETING DATE

- The annual meeting is scheduled for December 2, 2021, at 7:30 pm via Zoom and the next monthly board meeting is scheduled for December 9, 2021, at 7:30 p.m. via Zoom.

ADJOURNMENT

- A motion was made to adjourn the meeting at 10:47 p.m. by Emilio Hisse and seconded by Charles Goforth; the motion unanimously passed.

Approved by the board on December 9, 2021.