

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, January 20, 2022

ATTENDANCE

Board Member Attendance:

Bill Goforth (1)	Present	Susie Eshet (7)	Present
Charles Goforth (1)	Present	Elaine Britt (8N)	Present
Dr. Emilio Hise (2)	Absent	Cory Giovanella (8N)	Present
Gerald Radack (2)	Present	Keith Dias (8S)	Present
Jonathan Elton (3)	Present	Dr. Larry Rose (8W)	Present
Barbara Kile (3)	Present	Larry Schwartz (8W)	Present
Scott Carter (4)	Present	John-Mark Palandro (10)	Present
Leslie Waddell (5)	Joined During Meeting	Benny Herzog (At-Large)	Present
Arthur Kay (6)	Present	Lucy Randel (At-Large)	Present
Nef Harmouche	Present		

Staff and Other Guests Present:

Catherine Martin and Jasmine Davis.
Sargent Johnny Valencia also attended.

CALL TO ORDER

- The meeting was called to order by Elaine Britt 7:30 p.m.

SECRETARY'S REPORT

- Approval of the December 9, 2021, Meeting Minutes. There were no changes proposed. Dr. Larry Rose moved to approve the minutes and Gerald Radack seconded the motion. The motion passed unanimously.

REPORTS & PRESENTATIONS

- Administrative
 - Review of board expectations and meeting order and flow. Elaine Britt referenced the pre reading sent out to the Board.
 - Proposed Parliamentary role. An initial commentary was given by Barbara Kile relating to Roberts Rules. The Board took away the thoughts to consider for a further discussion in the February meeting.

Meyerland

- 2022 Assessment update. Gerald Radack updated the Board that 43% of 2022 collected as at 1/19/2022, amounting to around \$500,000. He opined that this was a good performance after only three weeks of opportunity for payment. Gerald Radack confirmed that no fee is payable on echecks. Any credit card convenience fee is paid for by an extra charge to residents and thus no deduction to MCIA.
- Outstanding 2021 Assessments to proceed to legal. Four accounts required direction on moving forward to the legal process as they have significant and lengthy outstanding amounts. This could ultimately lead to foreclosure but that would require further Board approval. The properties are:

Property Address	Amount
5239 Lymbar	\$1,348.59
4718 N Braeswood Boulevard	\$1,675.77
4910 Braesvalley Drive	\$2007.40
5115 Glenmeadow Drive	\$1,430.54

Scott Carter motioned to move to a litigation process. Dr. Larry Rose seconded the motion. The motion was passed unanimously.

- Committee Assignments

The following committee assignments were proposed in the Board packet.

Board Member	Bylaws & Policy	Deed Restriction	DRCC	Election	Finance & Budget	HR	Landscape	Nominating	Programs	Publications	RCC	Traffic & Safety
Arthur Kay			X									X
Barbara Kile						X	X					
Benny Herzog	X						X					
Bill Goforth			X									
Charles Goforth							X					
Cory Giovanella	X		X									
Elaine Britt	X	X	X	X	X	X	X	X	X	X	X	X
Emilio Hisse												
Gerald Radack	X	X	X	X	X	X	X	X	X	X	X	X
John-Mark Palandro				X		X		X				
Jonathan Elton			X									
Keith Dias												X
Larry Rose	X	X	X									
Larry Schwartz						X						X
Leslie Waddell						X				X		
Lucy Randel							X			X		
Nef Harmouche	X	X					X					
Scot Carter												
Susie Eshet												

Meyerland

Community Member	Bylaws & Policy	Deed Restriction	DRCC	Election	Finance & Budget	HR	Landscape	Nominating	Programs	Publications	RCC	Traffic & Safety
Autumn Wang							X					X
Bob DeLong							X					
Bryan Holub											X	
Candice Lee									X			
Chris Bisel											X	
David Roberts			X									X
Denise Moore									X			
Derek Olander											X	
Diane Furst								X				
Ed Wolfe	X								X			
Gerda Gomez							X					
Hilary Kamin									X			
Jim Walters								X				
John Hulse											X	
Michael Stern		X					X					
Mindy Travillian									X			
Paul Ostrin											X	
Randy Farber			X									
Sondra Ludwick											X	
Troy Pham						X						
Yichun Xu		X							X			

Elaine Britt confirmed that though herself and Gerald Radack would be on each committee that they would not necessarily attend each.

Dr. Larry Rose proposed that the committees be accepted as proposed except for the nominating committee. Benny Herzog seconded the motion. The motion passed unanimously.

Elaine Britt confirmed two other members of the finance and budget committee would be added at a later date.

Charles Goforth commented that he submitted for three committees and was only made chair of the landscape committee. Any Board member may nominate additions or changes to a committee at any time.

APPEALS

- 209 Appeal – 4958 Wigton

On November 24, 2021, the Association sent the homeowner a Texas Property Code 209 Notification for the lack of care for the property at 4958 Wigton Drive.

Claudia Ludwig, the property owner submitted an appeal request and presented to the Board with her friend, believing her property to be compliant due to extenuating circumstances surrounding General Landover Office and living off property. She is requesting we close the violations and not proceed to legal steps. The Board asked a number of questions and then considered three options:

1. GRANT THE APPEAL REQUEST: CLOSE VIOLATIONS.
2. DENY THE APPEAL REQUEST: CONTINUE WITH CURRENT LEGAL PATH.
3. OTHER FROM DR LARRY ROSE, EXTEND TO APRIL 30th, 2022, TO ACHIEVE COMPLIANCE AND IF NOT MOVE AUTOMATICALLY TO LEGAL ACTION.

The Board decided for option 3 on a majority vote, an extension to April 30, 2022. Catherine Martin will send documents to Claudia Ludwig.

Time taken for the appeal, 46 minutes.

Meyerland

- 209 Appeal – 5223 Lymbar

On November 22, 2021, the Association sent the homeowner a Texas Property Code 209 Notification for needing to paint the property at 5223 Lymbar Drive. The paint on the exterior of the home is peeling and discolored.

The Texas Property Code allows for a homeowner to appeal the violation and request a hearing before the Board of Directors. Ljiljana Milojevic, the property owner submitted an appeal request for more time to complete the project. The Board asked various questions and considered three options:

1. GRANT THE APPEAL REQUEST: GRANT ADDITIONAL TIME THROUGH MID APRIL 2022.
2. DENY THE APPEAL REQUEST: CONTINUE WITH CURRENT LEGAL PATH.
3. OTHER FROM HOMEOWNER (GRANT THE APPEAL REQUEST: GRANT ADDITIONAL TIME THROUGH MAY 31st, 2022, TO ACHIEVE COMPLIANCE AND IF NOT MOVE AUTOMATICALLY TO LEGAL ACTION).

The Board decided for option 3 on a majority vote, an extension to May 31st, 2022. Catherine Martin will send documents to the homeowner.

Time taken for the appeal, 20 minutes.

- 209 Appeal – 5023 & 5027 Grape

On April 12, 2021, the Association sent the homeowner a Texas Property Code 209 Notification for the property at 5023 Grape Street needing exterior maintenance. The homeowner asked for multiple extensions. He said his intent was to tear down the property. After the extension time frame had lapsed the Board agreed to send the file to the Attorney at the October 2021 Board Meeting. The attorney sent their notice toward the end of November. On November 24, 2021, the Association sent the homeowner a Texas Property Code 209 Notification for the property at 5027 Grape Street needing exterior maintenance.

Robert Primo, the homeowner reached out to the office requesting the file be removed from the attorney and handled interoffice in December. The homeowner was asked to make his request in writing, and he did so on January 3, 2022. Based off the homeowner's emailed statement the Executive Committee ruled to grant an extension through the homeowner's proposed timeline of January 31, 2022 and remove the account from the attorney.

An agreement based on the homeowner's email was drawn up and signed by the Board President. The agreement was forwarded to the homeowner to sign. On January 10, 2022, the homeowner responded in writing with items he was intending on resolving and extenuating circumstances that will potentially delay the resolution of the outstanding compliances further. The homeowner has submitted an appeal request for more time to complete the project and for the file to remain in office and not with the attorney. This request is being heard at the same time as the Homeowner's 2nd property at 5027 Grape St, which has non-compliance issues that are also being appealed. The Board considered three options:

1. GRANT THE APPEAL REQUEST: GRANT ADDITIONAL TIME THROUGH JANUARY 31, 2022, TO COMPLETE ONLY THE HOMEOWNER'S PROPOSED PROJECTS PER HIS APPEAL HEARING REQUEST AND REMOVE THE ATTORNEY FILE FOR 5023 & 5027 GRAPE
2. DENY THE APPEAL REQUEST: CONTINUE WITH CURRENT LEGAL PATH

Meyerland

3. OTHER FROM HOMEOWNER (GRANT ADDITIONAL TIME THROUGH JUNE 30TH, 2022, TO ACHIEVE COMPLIANCE AND IF NOT MOVE AUTOMATICALLY TO LEGAL ACTION).

The Board decided for option 3 on a majority vote, an extension to June 30, 2022. Catherine Martin will send documents to the homeowner.

Dr Primo raised the issue of the sidewalk at 5027 and this is excluded from the works to be undertaken.

Time taken for the appeal, 59 minutes.

• Construction Appeal – 5130 Jason

In September 2021 MCIA staff noticed an installation of a new carport and parking pad built without approval. The homeowners applied for both projects separately after receiving the notice requesting that they apply for approval of these additions. The parking pad was approved but the carport was denied.

The Architectural Control Committee denied the carport because it is too close to the interior lot line. Section 2 Deed Restrictions state that a carport cannot be closer than seven feet to the interior lot line. Additionally, it is constructed outside the building line and is taller than the allowable six feet.

The homeowner, Pablo Giorgi, appealed for permission from the Board to keep the carport as constructed. They believe it is discreet and causes no visual interference.

The Board asked various question and decided against the appeal by a majority vote. It was agreed that 90 days be given for demolition to take place.

Time taken for the appeal 24 minutes.

CLOSED SESSION

- Dr Larry Rose moved to go into closed session at 10:17 and Arthur Kay seconded the motion; the motion passed unanimously by the board.
- While in closed session, the board tabled the discussion on the status of several properties and human resources issues.
- Dr Larry Rose moved to go into open session at 10:25 and Larry Schwarz seconded the motion; the motion passed unanimously by the board.
- Time taken in closed session 8 minutes.

NEXT MEETING DATE

- Next monthly Board meeting is Thursday, February 10, 2021, at 7:30pm via Zoom.

ADJOURNMENT

- A motion was made to adjourn the meeting at 10:28 p.m. by Dr. Larry Rose and seconded by Cory Giovanella; the motion unanimously passed.

Approved by the board on February 10, 2022.