

Meyerland

**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Thursday, February 10, 2022**

ATTENDANCE

Board Member Attendance:

Bill Goforth (1)	Present	Susie Eshet (7)	Absent
Charles Goforth (1)	Present	Elaine Britt (8N)	Present
Dr. Emilio Hise (2)	Present	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)	Absent	Benny Herzog (At-Large)	Absent
Arthur Kay (6)	Present	Lucy Randel (At-Large)	Present
Nef Harmouche	Absent		

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 at 7:30 p.m.

SECRETARY'S REPORT

- Approval of the January 20th and January 27th, 2021, Meeting Minutes.
 - Dr Larry Rose proposed that the January 20th minutes be adopted as proposed, this was seconded by Larry Schwartz. This was agreed with one abstention and no votes against.
 - Dr Larry Rose proposed that the January 27th minutes be adopted as proposed, this was seconded by Lucy Randel. This was agreed with two abstentions and no votes against.

REPORTS & PRESENTATIONS

Administrative

- 2022 assessment update from Gerald Radack. It was confirmed that seventy six percent (76%) of the 2022 invoice amount has been collected to date. An incident of fishing a check out of mail box from MCIA was noted. MCIA will send out selected invoices again later in February. There are \$326,000 of receivables outstanding, \$45,000 of which are from thirty accounts more than a year aged.

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- Discussion on proposed parliamentary role. Barbara Kile proposed using the brief version of the Roberts Rules and will put together a “cheat sheet” for inclusion in the March 2022 pre reading pack. Dr Larry Rose spoke against the proposal and did not see the need for such rules. Lucy asked for points of order and clarification be included in the cheat sheet.
- Expedited 209 process for builder safety fencing was raised by Elaine Britt at new construction and elevated locations and anywhere else without required safety fencing. It would be a new procedure. Time to act through the standard 209 process is often not fast enough to keep up with developments. Catherine explained that the expedited process would involve dispensing with the need for the standard three letter process, which could take 45 days at minimum plus additional days to wait for the monthly 209 meeting. One builder who is constantly violating the process often sells the house before a 209 is issued. The proposal is one letter followed by a 209 after going through the executive committee. It is expected the expedited process would be 15 to 20 days.

Various questions were asked, Keith Dias gave support given a focus on community safety. Bill Goforth was against this on several grounds and believed the decision should stay with the Board as this was a further example of the gradual erosion of Board authority. Lucy Randel said Elaine Britt should be involved in any process. Scott Carter voiced support for efficiency and effectiveness. Dr Larry Rose asked about how section Directors could become involved to assist the process? Catherine asked for all help with pictures of any violations from Directors. Charles Goforth raised the City of Houston position, where no fencing is required and pools reporting.

A motion was proposed by Dr Larry Rose for the MCIA to adopt an expedited 209 process for construction fencing violations. Larry Schwartz seconded. The motion was passed unanimously.

- 5203 S. Braeswood – A construction deadline extension request was introduced by Elaine Britt. Bill Goforth confirmed that extensions are allowable under the existing policy. He also noted that this would have implications for the framework of decisions on extensions. The homeowner was not present at the meeting, the homeowner’s letter of request was available in the pre reading packet.

Dr Larry Rose proposed the construction extension request be granted for six additional months. Larry Schwartz seconded the motion.

Cory Giovanella expressed surprise at no explanation for three and a half years of time having passed in construction. Catherine explained that the extension would only be valid from 9th March and the standard 209 process would come before the Board after that date, 5 months likely to a 209. Bill Goforth explained that gaining an agreement at this time would be beneficial. Jasmine explained some of the reasons for delay but the potential for completion in six months was difficult to judge, Lucy Randel pointed out the pandemic is causing construction material delays. Gerald Radack pointed out that clarity on what needs to be done to achieve completion is required. Larry Schwartz sought a definition of what would be “completion done,” he advocated for external outside only , Jasmine clarified the ruling sought was only for external issues.

The motion was passed by a majority vote.

Time for request – 22 minutes.

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Appeal for 5010 N Braeswood – The issue of the fence/wall was introduced by Jasmine Davis. Terry Evans had Loreal Silcott of the Maple Development Group represent the homeownership company, 5010 N BRAESWOOD BLVD LLC, and she was present at the meeting and spoke to the Board.

The appeal requested that the patio fencing as built be retained, it has previously been denied after being constructed. Jasmine noted that the aesthetic of the reinstalled fence (original fence was damaged by a hurricane related weather event) was out of keeping with the home and slightly forward of the building line. Bill Goforth pointed out that anything previously constructed would be valid and could be repaired but would still have to go through an application for permission under section 8.7 of the relevant deed restrictions. Dr Larry Rose opined that the fence could be classified as a security fence, Elaine pointed out that that aesthetic had to be black metal such as wrought iron so would still not meet the policy. Lucy Randel opined that going back to a replacement in kind would work.

Various alternatives were discussed and considered. Dr Larry Rose proposed that the homeowners be permitted to repair the fence to the original state of construction with an application required. Lucy Randel seconded. The motion was passed unanimously.

Time for appeal – 29 minutes.

- Traffic and Safety Update
 - Precinct 5 security update by Larry Schwartz. Two incidents of note, 52XX block of Queensloch, a vehicle was stolen and a theft in Larry Schwartz's next door neighbor's house. Sargent Valencia noted on 52XX block of Jackwood that a homeowner allowed an alleged contractor into his residence and a wallet was stolen. Precinct 5 are happy to receive a call to ID anyone work on a house, note the Precinct 5 section of the Nextdoor app for other information.
 - Speed cushion update and request for funding was presented by Larry Schwartz based on the slide deck included in the pre reading packet. 14 locations have been identified; the map was referenced from the pack. Approval is sought for \$70,000 for installation, subject to fire department approval and public consultation, both of which may reduce the final number of cushions. It is expected that the funds would be spent in 2022.

Larry Schwartz made a motion to spend MCIA monies of up to \$70,000 on speed cushions. Cory Giovanella seconded the motion.

Lucy Randel questioned if all 14 were required. Larry Schwartz confirmed the 14 came from a community wide assessment. Section 10 could be approached as a separate area as its not contiguous with the rest of Meyerland. In response to questions Larry Schwartz confirmed original options were assessed in 2020 and that a commitment letter enables the next steps of the process. Bill Goforth gave thanks to Larry Schwartz. Gerald Radack opined that extensive consultation has already taken place and that funding is available. Charles Goforth noted that Indigo and Jackwood in Section 1 should have cushions as well.

The motion was unanimously approved.

- Adoption of 2022 Budget was tabled until the March 2022 meeting. Gerald Radack asked that any additional material spending proposals be sent to him within the next ten days.
- Review and Control Committee

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- 5118 Braesheather – A discussion of pony/retaining walls was presented by Jasmine Davis who referenced previous emails and the information in the pre reading packet including the plan of the lot with the walls marked. It was noted that the RCC may have considered approving the walls but that it was referred to the Board for decision. Bill Goforth pointed out the walls at the back, front and side were multiple transgressions of the policy on various grounds and set bad precedent. Larry Schwartz pointed out certain walls were built on City of Houston property.

The Board discussed various proposals and agreed that Board instruct the RCC deny the encroachment by majority vote. Secondly it was decided for the side walls that the Board instruct the RCC deny the development by unanimous vote. Thirdly it was decided for the front walls that the Board instruct the RCC deny the development by majority vote.

- 5039 Glenmeadow – A discussion of the asphalt drive was presented by Catherine Martin referencing past developments and the information in the pre reading packet. It was noted that two more asphalt driveways have been poured, one completely and one in cracks to affect a repair.

Elaine Britt noted the difference between “grandfathered” rights and new asphalt and a lack of applications. It was agreed by the Board that if a home repaired an existing asphalt driveway older than ten years prior to 10th February 2022 then the RCC could allow it to be retained and repaired subject to an approved application, if not asphalt is not allowed and the RCC should deny any application for asphalt.

- Deed Restriction Compliance Committee
 - Bill Goforth a member of DRCC, made the following motion, which was seconded by Lucy Randel: That the MCIA BOD approve/pass the MCIA Amended, and Restated Fee Policy as submitted, in the February 2022 Agenda Package, but with the following caveats/changes/additions: 1. That the Board waive the full reading of any Policy proposed by DRCC at this BOD meeting. 2. That the MCIA Office be allowed to correct grammar, format, filenames, and add items necessary for the filing of any Policy proposed by DRCC and passed by this BOD at this BOD meeting, without the need for resubmittal to the BOD, so long as changes do not affect the substance of the document as passed by this BOD. 3. Make any changes to this document that this BOD agrees to during this meeting and prior to a vote. 4. That the MCIA BOD direct the MCIA Office, and all other parties concerned to do those standard items required for certifying and filing approved MCIA Amended and Restated Fee Policy as and if recommended by MCIA legal counsel. The motion was unanimously approved.
 - New Construction Deposit Policy first reading by Cory Giovanella was tabled for a later meeting.

NEXT MEETING DATE

- Next monthly Board meeting is scheduled for Thursday, March 10, 2022, via Zoom.
- It was noted that a second Board meeting may be required during February, a date is to be proposed.
- Please note the April Board meeting is rescheduled to Thursday, April 21, 2022, due to the timing of Passover, Good Friday and Tax Day on Friday, April 15 and will be held via Zoom.

ADJOURNMENT

- A motion was made to adjourn the meeting at 10:23 p.m. by Dr. Larry Rose and seconded by Larry Schwartz; the motion unanimously passed.

Approved by the Board on March 1, 2022.