

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday, June 9, 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)	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)	Absent	John-Mark Palandro (10)	Absent
Leslie Waddell (5)	Absent	Benny Herzog (At-Large)	Present
Arthur Kay (6)	Present	Lucy Randel (At-Large)	Present
Nef Harmouche (7)	Present	16 Present, 4 Absent	

Staff Present:

- Monique Cordoba, Jasmine Davis, and Mindy Vargas.

CALL TO ORDER

- The meeting was called to order with a quorum of twelve by Elaine Britt at 7:04 pm.
- Elaine Britt confirmed a change of appeal procedure based on legal advice received. This new process was adopted for the meeting, the vote will be held in closed session.

SECRETARYS REPORT

- Dr. Larry Rose proposed the approval of the May 19, 2022, meeting minutes. This was seconded by Larry Schwartz. Charles Goforth proposed they be tabled due to concerns over inclusion of non-meeting related items being included. Approval of the minutes were tabled.

REPORTS & PRESENTATIONS

An administrative update was given by Gerald Radack.

- Since May \$10,000 additional revenue was collected.
- \$132,500 currently in receivables. 209's mailed out, expected to elicit some payments.

A discussion was held on the Parliamentary role.

- Barbara Kile gave a brief overview and addressed the fact that it would restrict freedom of speech, Barbara disagreed with this and said it was inclusive.
- Dr. Larry Rose's concern was that over Zoom this could be restrictive and lead to lose to a loss of context. He pointed out the improved congeniality and we should not jump into this to preserve the conversational tone rather than have a formal tone.

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- Jonathan Elton raised questions about the process. Votes would be held by the Board; specific time would be held per item. Elaine noted that 3 minutes per person would be applicable but it not being proposed now and required a Board position.
- Lucy Randel referenced Roberts Rules for methodology and said that the Board required further education.
- Cory Giovanella echoed Lucy Randel's comments.
- Charles Goforth asked if the Parliamentarian would look at procedural issues such as ruling out proxy votes? Barbara Kile referred to the By-laws.
- Dr. Larry Rose proposed tabling the vote, Charles Goforth seconded the motion. The motion was not approved.
- Benny Herzog proposed the adoption of the position of a Parliamentarian, Cory Giovanella seconded the motion. Significant discussion was held around the issue. The motion was approved.

Traffic & Safety - Precinct 5 Security Update:

Larry Schwartz gave an update with highlights including:

- Theft on 5000 block of Braeswood, this was sorted out with a warrant issued.
- Godwin Park, a possible gun pointed at someone, deputies arrived but people interviewed at Godwin had not witnessed anything.
- 5700 block of Grape St, theft by a postal worker of checks at Bellaire Post Office.
- 5000 block of Wigton and other locations, antisemitic fliers distributed.
- 3 reports of firearms being discharged but nothing seen by deputies.
- 5600 block of Indigo Street, potential bullet hole in the garage door. Likely from a bullet fired into the air.

The LexisNexis system update using HPD information showed one burglary incident in the Meyerland Plaza restaurant and another at the Beechnut Center.

ENFORCEMENT OF CITY OF HOUSTON RULES

- Elaine Britt explained the struggle of plan approvals that do not meet City of Houston rules but do meet deed restrictions. The City has not been consistent with rule implementation.
- Larry Schwartz shared an update on progress since 2019 when they first met City planning officials, this had a particular focus on stair encroachment. MCIA has gained traction with the permitting center and Larry believed there would be a link up to the City with rules and regulations. This would come with greater clarity in their implementation and the identification and action where City rules are not met.
- Bill Goforth pointed out MCIA deed restrictions say City rules shall not be violated. He noted that where MCIA is knowledgeable about City rules they should refuse requests where an application violates that. Bill pointed out that MCIA pointing out City rules could be extremely helpful to home owners and developers as this can educate those undertaking projects.
- Benny Herzog pointed out that deed restrictions can enhance City rules. Bill Goforth pointed out that MCIA can be stricter than the City.
- Lucy Randel noted that the homeowner should present a waiver from the City if this was given in extenuating circumstances.
- Dr. Larry Rose suggested that there should be a focus such as on stair encroachment.

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- Gerald Radack highlighted the meaning of enforcement. At the time of application is one thing, post building completion is a different issue. He noted that a split between the issues would be helpful.

Gerald Radack proposed that the MCIA not require homeowners to comply with City of Houston rules for completed construction projects that the City does not enforce. Nef Harmouche seconded the motion.

There was considerable discussion regarding the topic. It was noted that this did not prevent (1) MCIA requiring compliance with MCIA rules at application, during development or post completion or (2) compliance with City rules at application, which are already covered in the deed restrictions.

Upon request by Elaine Britt, Gerald Radack tabled the motion on condition that it could be revisited in a future meeting.

APPEALS

Reference was made to the MCIA pre reading packets for all appeals. The MCIA Office representatives highlighted their issues, and the homeowners made their points regarding the final three appeals. The Board asked relevant questions.

- Construction Appeal Vote: 49XX Loch Lomond (stairs).
- Construction Appeal: 49XX Braesheather (stairs).
- Construction Appeal: 47XX Braesvalley (stairs).
- Construction Appeal: 85XX Prichett (parking pad and fence).

S. RICE & CHIMNEY ROCK BRIDGE LIGHT AD HOC COMMITTEE UPDATE

- Arthur Kay gave a brief update. Charles Goforth briefed Arthur on the discussions to-date, the Committee has met and will inspect Buffalo Speedway to assess their lights and what the City are proposing.

SPEC HOMES IN MEYERLAND

- The issue relating to whether builders should be limited in the number of same spec home designs that are built in Meyerland, if so, what is the number, by Section or Meyerland overall was tabled by Elaine Britt.

CLOSED SESSION

Dr. Larry Rose proposed, and Dr. Emilio Hisse seconded going into closed session. This was agreed unanimously.

Various property issues were considered, and outcomes will be communicated to homeowners.

Dr. Larry Rose proposed, and Dr. Emilio Hisse seconded coming out of closed session. This was agreed unanimously.

DEED RESTRICTION COMPLIANCE COMMITTEE (DRCC)

- First reading of the Construction Deposit Policy was tabled.

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NEXT MEETING DATE

- Next monthly Board meeting is scheduled for Thursday, July 14, 2022.

ADJOURNMENT

- A motion was made to adjourn the meeting at 11:00 pm by Dr. Larry Rose and was seconded by Larry Schwartz; the motion was unanimously passed by the Board.

Approved by the Board on July 14, 2022.