



Meyerland

ANNUAL MEETING

Wednesday, November 29, 2023 • 7:00 pm

Kolter Elementary School • 9710 Runnymede Dr

SCHEDULED GUEST SPEAKERS

Bill Baldwin

Bill is a broker and owner of Boulevard Realty, an independent boutique firm with about 55 agents in Houston and Galveston.

His passion for the betterment of life for all Houstonians is what motivates him every day. This includes an array of volunteer leadership roles. He has served multiple terms as President of the Houston Heights Association and co-chaired Mayor Sylvester Turner's Quality of Life Transition Committee. He strives to be a constant voice for a higher quality of life and equitability in Houston's neighborhoods. One of his favorite roles was to serve as a City of Houston Planning Commissioner, the very first appointment of Mayor Turner's administration.



Bill will speak with us about the changing values of Meyerland properties and where the real estate market might head over the next few years.

Steve Navarro & Ed Schultheis

Embark Services is the tree care company that Meyerland uses to support our communal trees. Steve Navarro, Embark Branch Manager, and Ed Schultheis, Arborist, will discuss one of Meyerland's greatest assets – our trees! Come with questions about the recent drought, and Steve and Ed will discuss how to look for signs of stress and the do's and don'ts for our beautiful trees.

MEYERLAND BOARD LEADERS WILL ALSO PROVIDE UPDATES

Sponsored by the Meyerland Community Improvement Association
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2023 DIRECTOR CANDIDATES

SECTION 2 – Emilio Hisse. MD (Resident)

I am honored to have served as a board director for Section 2 of our Homeowners' Association since 2013. My connection to Meyerland spans over two decades, as I have proudly called this community home for 23 years.

Professionally, I am a cardiovascular surgeon, practicing in the Medical Center, as well as in private practice. My commitment to excellence in my career reflects my dedication to our neighborhood.

My wife, Cecilia, and I have had the privilege of raising our five children right here in Meyerland. This community holds a special place in our hearts, and I have always strived to do my best for the betterment of our neighborhood.

Over the years, I have worked alongside fellow residents to enhance our community's well-being. I am excited to continue contributing to the progress and flourishing of the Meyerland Community.

With your support, I look forward to continuing my service as a Section Director, championing the interests and aspirations of our fellow residents.

SECTION 5 – Leslie Waddell (Resident)

My name is Leslie Waddell. I have been a section 5 director for two years and would like to continue to represent my neighbors. My home has been in my family since the 50's and we love living in Meyerland.

SECTION 5 – Sherry Hibbert (Resident)

I am a native Houstonian, grew up in Maplewood South, graduated from Westbury High School and have been a Meyerland resident since 2000. I retired this past December after practicing law for more than 30 years - most recently as General Counsel for the Houston Livestock Show and Rodeo. I currently serve on the MCIA Bylaws and Programs Committees and hope to contribute more to the rebuilding and continued improvement of our neighborhood as a Section 5 director.

SECTION 8N – Cory Giovanella (Resident)

Cory Giovanella is running for re-election to serve as a representative for Section 8N. Cory grew up in the Meyerland area and moved back with his wife and now 12-year-old son in 2013.

Since joining the Board in 2018, Cory has served on the Deed Restriction and Renewal Committee (DRRC) where he was instrumental in updating the deed restrictions and getting 14 of the 22 sections renewed and approved, Treasurer, Chairman of the Finance and Budget Committee and Chairman of the Bylaws Committee, where the Bylaws were rewritten for the first time in over a decade.

In his last term, Cory saw a number of lot owners not complying with existing policies. As Chairman of the Policy Committee, he championed the New Home Construction Deposit Policy and the Violation Enforcement Policy to help enforce the deed restrictions and policies and penalize non-compliant lot owners. Additionally, he worked with the office to reduce the amount of time a non-compliant lot owner goes to legal from 8 months to 3.5 months.

Cory is seeking another term to start looking proactively into projects to improve the aesthetics and desirability of Meyerland.

SECTION 8W – Larry Rose (Resident)

My name is Dr. Larry Rose. I am a retired orthodontist, a Meyerland homeowner and resident, and have been a MCIA Board member for many years. I was instrumental in bringing the Precinct 5 Contract Deputy Program into Meyerland. As a member of the MCIA Board, I served as President three times, served as Vice President, and presently serve as Secretary. I greatly enjoy representing Section 8W.

During my present term, I chair the Deed Restriction Renewal Committee, working with other committee members to craft deed restriction improvements to benefit all sections of Meyerland. I also serve as a member of the Bylaws Committee and the Policy Committee. I know and work with several City and County officials to address issues affecting Meyerland.

I am asking for your support in re-electing me to continue serving as your Section 8W Director.

2023 DIRECTOR CANDIDATES

SECTION 10 – Jill Atmar (Resident)

I moved to Meyerland in 1992 and lived in section 3 for 20 years. 13 years ago we moved to section 10. I love living in section 10 and would love to be a voice for our section. I've met many neighbors in section 10 and feel like I could represent them.

SECTION 10 – Richard Cusick (Resident)

I love my street, and I love my section of Meyerland. I want to serve my section by representing our interests as individual owners and all the members of the MCIA.

AT LARGE – Benny Herzog (Resident)

I have been a Meyerland resident for 35 Years (not going anywhere) and a native Houstonian.

I have represented Section 10 for 4 years and the At-Large position this past term.

There is nothing that is more important to me than helping to contribute to maintaining the high standards that we enjoy in Meyerland.

Our Board is comprised of veteran leadership as well as new homeowners and I am proud to be a part of this group. As Meyerland evolves with new families moving in every week and new constructions, remodels, and upgrades to our neighborhood of homes, I take a great deal of pride in being a Meyerlander.

I am most proud of my work to reestablish the Yard of the Month program, Halloween, and Holiday decorating competitions throughout Meyerland. We have recognized dozens of homes that have taken pride in their landscaping, which contributes to the continued growth and beauty of our neighborhood.

We are one of the premier and most desirable neighborhoods in Houston.

That is our heritage and our future.

I look forward to continuing to represent all the homeowners of Meyerland.

AT LARGE – Charles Goforth (Non-Resident)

Having lived my entire life, off and on, in Meyerland since I was born in the old Bellaire General Hospital, has provided me with a unique understanding and deeply ingrained passion to better Meyerland. I don't like to talk about myself, but if I am asking for your vote here are some things you might want to know. Since joining the MCIA Board I have, through my recognition, initiation, execution and followup, saved or earned Meyerland residents well over \$4 million¹. Besides executing the outsourcing of landscape services, which saves over \$200,000 yearly¹, I have led all landscape improvements we have in Meyerland. My relationships with all elected officials that serve over Meyerland has proven invaluable with some massive, transformative projects that are being considered for Meyerland. For more information, questions, suggestion and or comments call me 713-667-6234. At-Large allows me to serve as everyone's director, I look forward to that!

¹ Note that Mr. Goforth provided these estimates and they are not validated or endorsed by Meyerland.

Anyone who owns a property in Meyerland may also run as a Write-In Candidate for an At-Large position. Section Directors must own and reside in their Meyerland residence (as determined by Homestead Exemption).

Please review the [MCIA By-Laws](#) for Section Director and At-Large Board member eligibility.

See the instructions on the reverse side of the Ballot for more information.

BALLOT

Please read each of the four (4) options carefully and choose only one (1) of the following:

- OPTION 1:** Quorum Only. This Proxy/Absentee Ballot/Meeting Ballot is to be used for quorum only purposes (*please do NOT vote below*) at the Meeting, to establish a quorum; no vote will be cast on my/our behalf. This option helps the Association meet quorum requirements to hold the Meeting.
- OPTION 2:** Assign My/Our Vote to Proxy Holder (*please do NOT vote below*). I/We appoint _____(Name of Proxy); _____(Address of Proxy); _____(E-mail of Proxy)_____. My/Our proxy is executed for the Meeting, to establish a quorum as well as to authorize my/our proxy holder to cast my/our vote as he/she sees fit on my/our behalf. You may revoke your proxy at any time before it is exercised, and you may submit a later dated Proxy/Absentee Ballot/Meeting Ballot or vote during the Meeting using the meeting ballot portion of this document, which will void your proxy.
- OPTION 3:** Absentee Ballot (*please vote below*). This Proxy/Absentee Ballot/Meeting Ballot is executed for the Meeting, to establish a quorum and cast my/our vote at the Meeting, as I/We have marked on the absentee ballot/meeting ballot portion of this document below.
- OPTION 4:** Meeting Ballot (*please vote below*). This Proxy/Absentee Ballot/Meeting Ballot is executed for the Meeting, to establish a quorum and cast my/our vote at the Meeting, as I/We have marked on the absentee ballot/meeting ballot portion of this document below.

See the voting rules on page 6 of this packet.

ABSENTEE BALLOT/MEETING BALLOT

STEP 1: Find your Section below and vote (VOTE ONLY IN YOUR SECTION).

Section 1 – Vote for **TWO** below

- WRITE-IN _____
- WRITE-IN _____

Section 2 – Vote for **ONE** below

- Emilio Hisse, MD
- WRITE-IN _____

Section 3 – Vote for **ONE** below

- WRITE-IN _____

Section 5 – Vote for **ONE** below

- Leslie Waddell
- Sherry Hibbert
- WRITE-IN _____

Section 6 – Vote for **ONE** below

- WRITE-IN _____

Section 7 – Vote for **ONE** below

- WRITE-IN _____

Section 8N – Vote for **ONE** below

- Cory Giovanella
- WRITE-IN _____

Section 8S – Vote for **ONE** below

- WRITE-IN _____

Section 8W – Vote for **ONE** below

- Larry Rose
- WRITE-IN _____

Section 10 – Vote for **ONE** below

- Jill Atmar
- Richard Cusick
- WRITE-IN _____
- WRITE-IN _____

STEP 2: ALL SECTIONS - Vote for **ONE** At-Large Candidate.

- Benny Herzog
- Charles Goforth
- WRITE-IN _____

STEP 3: The following must be completed for your vote to count.

Section #: _____ Date: _____ Signature: _____
Address: _____ Printed Name: _____
Proxy For: _____ (if applicable)

**MEYERLAND COMMUNITY IMPROVEMENT ASSOCIATION
2023 MEETING OF MEMBERS
PROXY/ABSENTEE BALLOT/MEETING BALLOT**

This Proxy/Absentee Ballot/Meeting Ballot is to be used in connection with the 2023 meeting of members (the "Members") of the Association (the "Association") on Wednesday, November 29, 2023, at 7:00 pm, and/or any adjourned, rescheduled or recalled meeting thereof (the "Meeting").

VOTING RULES & GUIDELINES

1. Voting. Each lot in the Meyerland subdivision is afforded one (1) vote as the Member(s) owning such lot determine amongst themselves. Member(s) may vote for one (1) section director in the section their property is located in (unless otherwise instructed to vote for two (2) section directors as there may be more than one (1) section director seat open for election). Member(s) may also vote for one (1) at-large director (unless otherwise instructed to vote for two (2) at-large directors as there may be more than one (1) at-large director seat open for election).
2. No Listed Candidates. Should the section your lot is located in not have a candidate shown on the absentee ballot/meeting ballot portion of this document, that means no one signed up to be a candidate as of the publication deadline. You may designate a write-in candidate or abstain from voting. See paragraph 6 below for more information about write-in candidates.
3. Proxies. If using the proxy portion of this document, you may mail or deliver this document in person to the Secretary of the Association, c/o The Election Committee at 4999 West Bellfort, Houston, Texas 77035-3201. You may also fax this document to 713-729-0048, or email a scanned copy of this document as an attachment to ballot@meyerland.net. If using the proxy portion of this document, the mailed, delivered, faxed, or emailed document must be received on or before 5:00 pm CST on November 29, 2023, in order for your proxy to be effective (Note, proxy holders must vote using the meeting ballot portion of this document as set forth in paragraph 5 below).
4. Absentee Ballots. If you are using the absentee ballot (See paragraph 6 below for the time deadline to send in absentee ballots that contain write-in candidates), you may mail or deliver this document in person to the Secretary of the Association, c/o the Election Committee at 4999 West Bellfort, Houston, TX 77035-3201. You may also fax this document to 713-729-0048 or email a scanned copy of this document as an attachment to ballot@meyerland.net. If voting by absentee ballot, this document must be received by mail, delivery, fax, or email on or before 5:00 pm CST on November 29, 2023, in order to be counted. Notwithstanding the following language and as set forth in the Notice of 2023 Meeting of Members, due to the COVID-19 pandemic, there will not be any meeting for which you will be able to physically be present at one (1) location with other attendees and vote. By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals, your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meetings in person. You may submit an absentee ballot and later choose to attend any meeting in which case any in-person vote will prevail.
5. Meeting Ballots. If you are using the meeting ballot portion of this document or your proxy is using the meeting portion of this document (See paragraph 6 below for the time deadline for Approved Unannounced Write-in Candidates), you or your proxy, as the case may be, may deliver this document in person to the Secretary of the Association, c/o the Election Committee at 4999 West Bellfort, Houston, TX 77035-3201. You or your proxy, as the case may be, may also fax this document to 713-729-0048 or email a scanned copy of this document as an attachment to ballot@meyerland.net. If you are using the meeting ballot portion of this document or your proxy is using the meeting portion of this document, this document must be received by delivery, fax, or email no later than 5 :00 p.m. CST on November 29, 2023, in order to be counted.
6. Write-In Candidates. Unannounced write-in candidates shall be considered permissible nominee(s) provided a written statement of nomination or candidacy for section or at-large director(s) showing the name of such candidate(s) is mailed or deliver in person to the Secretary of the Association, c/o The Election Committee at 4999 West Bellfort, Houston, Texas 77035-3201, faxed to 713-729-0048, or emailed to office@meyerland.net on or before 5:00 pm CST on November 27, 2023 (an "Approved Unannounced Write-in Candidate"). A vote for an Approved Unannounced Write-in Candidate may be made by inserting the candidate's name on the line provided on the absentee ballot/meeting ballot portion of this document and submitting this document in the same manner as detailed in paragraph 5 or 6 above, as the case may be. Alternatively, unannounced write-in candidates shall be considered permissible nominee(s) provided the absentee ballot portion of this document containing the write-in candidate is received in the manner set forth in paragraph 4 above on or before 5:00 pm CST on November 27, 2023. In all instances, write-in candidate(s) for section director position(s) must own a lot within the same Meyerland section as the Member who is writing-in the candidate(s) name(s) (or, if a proxy write-in a candidate, the same Meyerland section as the Member who appointed the proxy) and the write-in candidate(s) for at-large director position(s) must own a lot within the Meyerland subdivision.
7. Requirements for Validity. All Proxy/Absentee Ballot/Meeting Ballot forms must be signed by the Member appointing the proxy or casting the absentee ballot or by the Member or the Member's proxy casting the meeting ballot, as the case may be. Incomplete, illegible, or absentee ballots or meeting ballots in which a Member or the Member's proxy voted for section directors outside of the section in which the Member's lot is located (except for at-large votes) will not be counted.