

# Meyerland

**Meyerland Community Improvement Association  
Board of Directors Meeting Minutes  
Thursday, February 13, 2025**

## ATTENDANCE

Adam Miller (1)	Present	Faisal Bhutto (7)	Present
Julie Stirneman (1)	Present	Cory Giovanella (8N)	Present
Dr. Emilio Hisse (2)	Absent	Erez Shabtay (8N)	Present
Elaine Britt (Ex Officio)	Absent	Katherine Mack (8S)	Present
David Schwartz (3)	Present	Anita Mattis (8S)	Present
Section (4)	Vacant	Dr. Larry Rose (8W)	Present
Sherry Hibbert (5)	Present	Ed Kisluk (8W)	Present
Susi Atri (5)	Present	Jill Atmar (10)	Present
Mohinder Thapar (6)	Present	Marcus Litofsky (10)	Present
Dr. Stanford Shoss (6)	Present	Benny Herzog (At-large)	Present
Angela Song (7)	Present	Gerald Radack (At-large)	Present

### Staff & Others Present:

- Mindy Vargas, Arthur Kay and Pct.5 Sgt. Brandon James

## CALL TO ORDER

- Sherry Hibbert called the meeting to order at 7:01 pm.

## SUMMARY OF AGENDA ITEMS TO BE REMOVED OR REORDERED

- There were no agenda items that required removal or needed to be reordered.

## OPEN SESSION

- Visitors were invited to address the Board, and one chose to do so.

## SECRETARY'S REPORT (Dr. Larry Rose)

- A motion was made, seconded and passed to approve the January 16, 2025 minutes as written.
- On January 20, 2025, the Board voted to temporarily suspend letters of enforcement sent to MCIA property owners and to temporarily suspend compliance referrals to the MCIA attorneys until further discussion during the February 13, 2025 Board meeting.

## REPORTS & PRESENTATIONS

- Administrative
  - Traffic and Safety – Arthur Kay introduced Pct. 5's Sgt. Brandon James, who is replacing Sgt. Johnny Valencia. Sgt. James reported that there were three criminal incidents reported in January 2025, two of which were home burglaries in Section 1. Sgt James emphasized the

# Meyerland

importance of the Vacation Watch and also asked the Board and residents to report any areas of concern, such as suspicious cars, excessive speed or ignoring of traffic safety signs, to Pct 5 for additional enforcement.

- Property, General Liability and Umbrella Insurance Renewal and EPL insurance renewal - Sherry Hibbert reported that Gallagher, MCIA's insurance broker, had approached eight different carriers for property, general liability, non-owned and hired auto and umbrella coverage after MCIA's former carrier, Philadelphia, refused to renew coverage. Based on our claims history, the eight carriers declined to offer coverage. Mark Conner with Higginbotham, another brokerage, found coverage with ACE American, a highly rated insurance company. The premium for the replacement coverage is \$23,461.

MCIA's Worker's Comp insurance through Texas Mutual renewed on January 18, 2025 with a premium of \$532.

MCIA's D&O/EPL coverage expires on February 18, 2025 but has been renewed by Impact, the current carrier, although it will continue to carry a \$30,000 premium and \$75,000 retention. As Sherry mentioned last month, the premium and retention are extremely high, and MCIA is considered to be a high risk because of its claim history.

Higginbotham, MCIA's new broker of record on all policies, has advised that fewer lawsuits over the next several years should result in lower premiums and more carriers willing to provide coverage.

- Budget and Financial – Although a proposed budget was included with the Board materials for this meeting, Gerald Radack explained that further discussion and revisions are needed prior to a vote for adoption. A revised budget will be presented and voted on at the March 13, 2025 Board meeting.
- Bylaws - After Cory Giovanella presented a second reading of the proposed revisions to the Bylaws and a motion was made and seconded, the Board voted to adopt the revisions, which address the duties of a past MCIA Board President, change the name of the Publications Committee to the Communications Committee and redefine its purpose. The revised text will be sent to the MCIA attorney for processing and ultimate inclusion in the current Bylaws.
- Appeals-A property appeal regarding a property at 90xx Manhattan was heard and will be discussed, and a decision will be reached in closed session.

## NEW BUSINESS

- Dr. Larry Rose reported that the 2025 Deed Restrictions committee will be meeting in the near future and plans to utilize improved communication methods to obtain the signatures necessary to adopt the amended Deed Restrictions in Section 7A. Deed Restriction amendments will be presented to property owners in other sections after Section 7A's are adopted.

# *Meyerland*

- Sherry Hibbert reported that an electronic recycling event will be held on Saturday, February 15, 2025 at the All Saints Catholic Church in the Heights for those who have electronic devices in need of disposal.

## **CLOSED SESSION**

- A motion was made, seconded and passed to enter a closed session to discuss property, litigation, enforcement and HR issues.
- While in closed session, the Board discussed a property appeal, pending litigation, enforcement and HR concerns and will proceed with additional actions as appropriate.
- Upon conclusion of the closed session, a motion was made, seconded and approved to resume the open session.

## **NEXT MEETING DATE**

- The next monthly meeting is scheduled for **Thursday, March 13, 2025**, at 7:00 pm via Zoom and in person at the JCC, second floor.

## **ADJOURNMENT**

- The meeting was adjourned at 9:00 pm.