

Meyerland

**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Thursday, September 11, 2025**

ATTENDANCE

Adam Miller (1)	Present	Faisal Bhutto (7)	Absent
Julie Stirneman (1)	Absent	Cory Giovannella (8N)	Present
Dr. Emilio Hisse (2)	Present	Erez Shabtay (8N)	Present
Elaine Britt (Ex Officio)	Absent	Katherine Mack (8S)	Present
David Schwartz (3)	Present	Anita Mattis (8S)	Absent
Section (4)	Vacant	Dr. Larry Rose (8W)	Present
Sherry Hibbert (5)	Present	Ed Kisluk (8W)	Absent
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

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 were removed or 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 minutes from the August 14, 2025 Board of Directors meeting and the August 20, 2025, Special Board of Directors meeting as written.

REPORTS & PRESENTATIONS

- Administrative
 - Presidents Report - Sherry Hibbert reminded the Board of The Houston Chronicle's August 2025 article, which falsely reported that crime is surging in Meyerland, rather than the Greater Meyerland Super Neighborhood, and brought them up to date on her efforts to have the misrepresentation clarified. The day after the August Board meeting, Sherry spoke with the writer and requested that he publish a correction. Although he advised Sherry that he would

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discuss her request with his supervisors and respond, he failed to do so. She then wrote letters to the Editor in Chief and the Managing Editor of the Houston Chronicle and, finally, a letter to the Letters to the Editor column. To date, she's received no response. ABC Channel 13 recently aired a report that also led viewers to believe crime was rising in Meyerland, rather than within the Greater Meyerland Super Neighborhood.

In an effort to clarify the misconceptions that the Greater Meyerland Super Neighborhood 31 consists of only Meyerland and that crime is an issue in our subdivision, MCIA's representative, Dr. Larry Rose, proposed a motion at the August 25, 2025 Greater Meyerland Super Neighborhood meeting to rename it the Greater Meyerland Area Super Neighborhood 31. The motion was approved, and the proposal will be forwarded to the City of Houston.

- General Manager's Report- Mindy reported the office is receiving no less than a dozen statements of account requests per week and at least two to three resale certificate requests per week. As of the September 11, 2025 Board of Directors meeting, there have been 31 property transfers since June of 2025. There are currently 43 new construction projects, 14 elevation projects and 11 other major projects under way. There are four stalled new construction projects, four stalled elevation projects and one stalled major project.
- Policy Committee - Cory Giovanella, chair of the Policy Committee, reported that the Committee met September 8, 2025. Cory had sent a group of photographs of properties with various styles of skirting to members of the Board of Directors requesting comments regarding the skirting on a variety of properties. Since there was no definitive agreement in terms of what Board members believe to be acceptable skirting materials or colors, there will be no changes to the skirting policy at this time.
- Traffic and Safety - Sherry Hibbert reported there was one burglary of a motor vehicle reported by a Meyerland resident. The burglary actually occurred in the parking lot of Meyerland Plaza. There was a theft of construction material at a house being renovated. The PCT 5 Constable Report will be posted for review on the MCIA website.
- Budget and Financial - Gerald Radack reported there is about \$310,000 in account receivables. He anticipates most of the outstanding revenue will be collected. Some of the unpaid amounts are related to pending legal issues that have not yet been resolved.
- Property Appeals - Appeals regarding hardscape variances at 5159 Loch Lomond and 5026 Jackwood will be heard in closed session. The property owners will be notified of the Board's decision on September 12, 2025.

NEW BUSINESS- None

- A motion was made, seconded, and approved to enter a closed session to discuss property, litigation, and enforcement issues.

CLOSED SESSION

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- Property Issues
- Litigation Update
- Enforcement

While in closed session, the Board discussed property, litigation and enforcement 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 regular monthly meeting is scheduled for **Thursday, October 9, 2025**, at 7:00 pm via Zoom and in person at the MCIA office, located at 4999 W. Bellfort Avenue.

ADJOURNMENT-The meeting was adjourned at 8:32 pm.