

Meyerland

**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Thursday, October 9, 2025**

ATTENDANCE

Adam Miller (1)	Present	Faisal Bhutto (7)	Absent
Julie Stirneman (1)	Present	Cory Giovannella (8N)	Present
Dr. Emilio Hisse (2)	Present	Erez Shabtay (8N)	Absent
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)	Absent	Benny Herzog (At-large)	Present
Angela Song (7)	Present	Gerald Radack (At-large)	Present

Staff & Others Present: Mindy Vargas, Ebony Tucker

CALL TO ORDER

Sherry Hibbert called the meeting to order at 7:00 pm

SUMMARY OF AGENDA ITEMS TO BE REMOVED OR REORDERED - None

OPEN SESSION

Visitors were invited to address the Board, but no one chose to do so.

SECRETARY'S REPORT (Dr. Larry Rose)

A motion was made, seconded, and passed to approve the September 11, 2025 minutes as written.

REPORTS & PRESENTATIONS

- Administrative
 - President's Report - Sherry reported that the MCIA Annual meeting will be at the ERJCC on Monday, October 27, 2025 at 7:00 pm. Abbie Kamin, Meyerland's City Council representative, and Erin Minberg-Spiegel, the Chief Public Affairs Officer, for County Commissioner Lesley Briones will speak. The November Board meeting will be held on Tuesday, November 11, 2025 to comply with the Bylaws, which require officer elections to take place no more than 15 days after the Board election. Those wishing to run for an officer position should have their declaration submitted to the MCIA office by 5:00pm on November 3, 2025. The slate of candidates will be emailed to Board members on November 8, 2025, which is three days prior to the officer election. The Bylaws also permit write-in candidates to run for office.

Meyerland

- General Manager's Report - Mindy reported there are forty-two new constructions projects in progress, three are pending approval and eight have been completed. There are fifteen elevations underway; ten are stalled. Eleven major projects, such as pools and additions, are under construction.
- Traffic And Safety Report - Arthur Kay was not present. Sherry reported that three motor vehicles were burglarized in the 5200 block of Indigo on September 30. Nothing was taken. One of the Board members reported an issue with PCT 5 deputies not responding to incidents at the parks. This is not the first time this has occurred. Sherry has had discussion with Sergeant James and will continue to have further discussions to be sure that the deputies understand that they are to respond to incidents at the parks within the Meyerland contract area.
- Budget and Financial Report - Gerald reported that account receivables are roughly \$317,000, approximately \$100,000 of which are related to outstanding legal fees owed to MCIA by property owners.
- Property Appeals – Property appeals requesting a hardscape variance at 51xx S. Braeswood, a variance for a garage apartment at 53xx Dumfries and a variance for a back yard pergola at 49xx Valkeith were presented and will be discussed in closed session. The property owners will be notified of the Board's decision on October 10, 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

- 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 **Tuesday, November 11, 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 8:25 pm.