

Meyerland

**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Tuesday November 10, 2025**

ATTENDANCE

Adam Miller (1)	Present	Faisal Bhutto (7)	Present
Julie Stirneman (1)	Present	Cory Giovanella (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)	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)	Absent
Dr. Stanford Shoss (6)	Present	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 7:01 pm

SUMMARY OF AGENDA ITEMS TO BE REMOVED OR REORDERED

- None

OPEN SESSION

- Visitors were invited to address the Board, and two chose to do so. The topic was Bellaire Little League's proposal to the City of Houston Parks and Recreation Department to build a baseball field at Meyerland Park next to Lovett Elementary School.

SECRETARY'S REPORT (Dr. Larry Rose)

- A motion was made, seconded, and passed to approve the October 9, 2025 minutes as written.

REPORTS & PRESENTATIONS

- Administrative
 - Presidents Report – Sherry reported that, on October 23, a car hit and destroyed a Meyerland monument sign on Beechnut just east of Chimney Rock. The driver claimed to have had a seizure. The responding officer did not admit a breathalyzer or cite the driver for driving without insurance. The last time a sign was hit was in 2020. At that time the

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replacement cost was about \$16,000. Sherry has filed a claim with MCIA's insurance carrier. The deductible is \$1,000.

Bellaire Little League has approached the Houston Parks and Recreation Department with a proposal to build a baseball field and take over maintenance at Meyerland Park, which is located next to Lovett Elementary School. Sherry has emailed the Parks and Recreation Department, Abbie Kamin's office and Steven David, the Deputy Chief of Staff for Mayor Whitmire asking for more information and voicing her concerns and those of residents about the impact the field would have on the Park and the surrounding neighborhood – more traffic, lights and noise. Two residents also voiced their opinions in opposition to the proposed Bellaire League presence. Upon receiving the Board's approval, one resident agreed to draft a petition opposing the proposal and post it on Change.org for Meyerland residents to sign.

Sherry reminded everyone that the MCIA Annual meeting will be at the ERJCC on November 19, 2025 at 7:00 pm. Those wishing to declare for an MCIA officer position should have their declaration submitted by 5:00 pm on November 26, 2025. The election for 2026 officers will occur at the December 4, 2025 MCIA monthly Board meeting.

- General Manager's Report-Mindy reported there are just a few applications submitted to elevate homes, however, there continues to be an issue with homeowners building without proper permissions. Also, there are properties that have not complied with policy regarding skirting, fence coverings, and the addition of cement that may exceed the allowable area of impervious hardscape.
- Traffic And Safety-Arthur Kay reported there were illegal home entry, burglary of motor vehicles and the misuse of credit card resulting in wire fraud. Arthur also informed the Board that, due to a misunderstanding with regard to the estimate the Board approved several months ago for the installation of speed cushions in Section 10, the work will not be done this year. Directors from Section 10 informed the Board of their desire to have the speed cushions installed.
- Budget and Financial- Gerald reported that accounts receivable were close to \$317,000, which equates to an 85% collection rate. It is anticipated that, as funds are collected from legal proceedings, the receivable issue will improve.
- Property Appeals-There were property appeals at 5014 Loch Lomand, hardscape/parking pad, 5139 Lybbar, hardscape/impervious coverage percentage, and 5250 Jackwood, construction work beginning without proper approval. The property owners will be notified of the approval or denial of the appeals.

NEW BUSINESS- None

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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

Upon conclusion of the closed session, a motion was made, seconded, and approved to resume the open session.

While in closed session, the board discussed property, litigation, and enforcement concerns and will proceed with additional actions as appropriate.

NEXT MEETING DATE

- The next regular monthly meeting is scheduled for December 4, 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 8:38pm.