

Meyerland

**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Thursday, August 14, 2025**

ATTENDANCE

Adam Miller (1)	Present	Faisal Bhutto (7)	Present
Julie Stirneman (1)	Present	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)	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, SGT Brandon James, Arthur Kay, 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

- The financial report will be presented following the closed session.

OPEN SESSION

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

SECRETARY'S REPORT (Dr. Larry Rose)

- A motion was made, seconded, and passed to approve the July 10, 2025 minutes as written.

REPORTS & PRESENTATIONS

- Administrative
 - Presidents Report - Sherry reported that The Houston Chronicle has published an article dated August 11, 2025 titled "Crime is Surging in Houston's Meyerland Neighborhood" highlighting criminal activities at Jackson Square Apartments and the Braeswood Square shopping center on N. Braeswood, west of Chimney Rock. Although the article was supposed to be a report on crime in the Greater Meyerland Super Neighborhood #31 ("SN 31"), the reporter failed to identify the super neighborhood by its full name or define the area and the multiple subdivisions it actually encompasses. Instead, he merely referred to the area as

Meyerland

"Meyerland". Crime described in the article is not occurring in the subdivision of Meyerland. Both the apartment and the shopping center are located outside of Meyerland. Sherry has scheduled a telephone call with the reporter who wrote the article and will be asking him to print a correction - to clarify that the Greater Meyerland Super Neighborhood and the subdivision of Meyerland are not the same. Dr. Larry Rose, the MCI A representative to SN31, will be offering an amendment to the SN 31 Bylaws at the August 25, 2025 SN31 meeting to change the name to the "Greater Meyerland Area Super Neighborhood 31" in an effort to emphasize there are other subdivisions that comprise SN 31.

- General Manager's Report - Mindy reported there are 47 areas of construction taking place, there are 9 elevations and there are several properties that are being built by builders who have not been following the proper document filing procedures prior to the commencement of construction. This is becoming a problem. Mindy and Ebony are following up with the builders to be sure that the proper paperwork is being filed. Corrective measures are being implemented, and the owners are being notified as soon as a violation is detected.
- Policy Committee-Swimming Pool and Spa Policy –The first reading of the Swimming Pool and Spa Policy occurred at the August 14, 2025 MCI A meeting. There were suggestions made by MCI A Board members as to the content. The Policy Committee requested suggestions regarding the Policy be submitted to the Policy Committee by Monday August 18, 2025. The Policy Committee will meet again on Tuesday August 19, 2025 to review the suggested edits and finalize the text of the Policy. A Special MCI A Board meeting will be held on August 20, 2025 via Zoom for a second reading of the Policy with the objective of approving it.
- Traffic And Safety-Arthur Kay reported there was one burglary of a vehicle in Meyerland during the month of June. The owner had left it unlocked, and a wallet was stolen. There was also one report of criminal mischief – a rock was thrown through a home window. No one was hurt, and there are no suspects. The FY26 Agreement for Law Enforcement Services was included in the Board packet for review by Board members. A motion was made, seconded, and approved to renew the PCT 5 Constable Contract Deputy Program for a term beginning October 1, 2025 and expiring on September 30, 2026.
- Property Appeals-Property appeals requesting a driveway variance at 90xx Ferris, a fence variance at 51xx Indigo and mechanical screening at 51xx S. Braeswood were presented and will be discussed in closed session. The property owners will be notified of the Board's decision on August 15, 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

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

Meyerland

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

OPEN SESSION

- Budget and Financial- Gerald reported the need to write off an amount of \$264.00 in legal fees. A motion was made, seconded and approved to do so, and Gerald will write off the \$264.00 legal fees. Gerald reported account receivables of approximately \$322,000.

NEXT MEETING DATE

A Special MCIA meeting will be held via Zoom on **Wednesday August 20, 2025** at 7:00 pm regarding the proposed Swimming Pool and Spa Policy

The next regular monthly meeting is scheduled for **Thursday, September 11, 2025** at 7:00 pm via Zoom and in person at the MCIA office located at 4999 W. Belfort Avenue.

ADJOURNMENT-The meeting was adjourned at 8:45pm.