

Meyerland

Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday January 15, 2026

ATTENDANCE

Vesna Scarborough (1)	Present	Faisal Bhutto (7)	Present
Julie Stirneman (1)	Absent	Cory Giovanella (8N)	Present
Dr. Emilio Hisse (2)	Present	Erez Shabtay (8N)	Present
Jamie Lewis (2)	Present	Katherine Mack (8S)	Present
David Schwartz (3)	Present	Anita Mattis (8S)	Absent
OPEN (3)	n/a	Dr. Larry Rose (8W)	Present
OPEN (4)	n/a	Ed Kisluk (8W)	Present
Sherry Hibbert (5)	Present	Jill Atmar (10)	Present
Susi Atri (5)	Present	Marcus Litofsky (10)	Present
Mohinder Thapar (6)	Absent	Benny Herzog (At-large)	Absent
Dr. Stanford Shoss (6)	Absent	Gerald Radack (At-large)	Present
OPEN (7)	n/a		

Staff & Others Present: Mindy Vargas, Ebony Tucker, Sgt. James

CALL TO ORDER

- Cory called the meeting to order at 7:03 pm

SUMMARY OF AGENDA ITEMS TO BE REMOVED OR REORDERED

- The speaker from the Harris County Tax Assessor's office will speak at next month's BOD meeting instead of at today's meeting.

OPEN SESSION

- No visitors chose to speak to the BOD.

SECRETARY'S REPORT

- A motion was made, seconded, and passed to approve the December 4, 2025 monthly BOD meeting minutes as written.
- A motion was made, seconded, and passed to approve the December 16, 2025 Section 209 Appeal BOD meeting minutes as written.

REPORTS & PRESENTATIONS

- Administrative
 - Traffic & Safety Report—Sgt. James summarized the December "Reported Incidents" and "Beat Summary" reports. He mentioned that they have increased patrols in Section

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- 1, and recommended that residents report any suspicious people to the Constable's office for follow-up.
- Budget & Financials Report—Gerald reported that total receivables as of today is \$1.174M, and we have already collected >\$500k.
 - General Manager's Report
 - While the annual assessment notices were emailed and snail mailed out on the same day, Dec. 19th, it took almost a month for the latter to arrive. This has resulted in some confusion so the office has been getting a lot of phone calls.
 - The office is still dealing with a lot of unapproved elevations, as a result of the federal grants that were recently received by residents. Three main elevation companies are aggressively pursuing this business, which is resulting in work starting without approval, as well as residents not having money in their budget to meet the MCIA requirements that aren't covered by the grant (i.e, skirting and new hardscape). The MCIA requirements are clearly spelled out in the MCIA elevation application. The office is being aggressive with sending out 209 notices and fines, and the elevation companies know the system but are still starting work before approval. The BOD discussed options to better communicate our requirements to residents, including the fact that the elevation companies typically don't include new hardscaping and skirting in their scope of work.
 - President's Report
 - Cory has been discussing possible approaches to improving our parks with the several residents who have shown interest in helping on this issue. He sees two possible approaches—form a separate non-profit or utilize the MCIA non-profit status. Cory will be reaching out to the VP of the Buffalo Bayou Park Foundation (a Meyerland resident who has expressed interest in helping out on this effort) to get his input, and Alexandra (one of the interested residents) will similarly be reaching out to the Director of Levy Park to get additional input and ideas. Cory will reconnect with Alexandra next week to discuss findings, and report back to the Board.
 - Cory mentioned the Friendship Circle 5K fundraiser taking place at Godwin Park on Feb. 8th, as well as the Kolter Elementary student who recently set an (unofficial) world record in the Houston Marathon as examples of items that we could communicate to residents, to better build a sense of community.
 - Cory mentioned that his major objectives as President will include leveraging technology to help the office be more productive and enhance communication; improving communication with the community (by being more active on social media, updating the MCIA website, and issuing monthly Presidential updates); re-evaluating long term contracts/relationships that haven't been evaluated recently (e.g, landscaping, law firm, financial advisor); and increasing the number of community and BOD events.
 - Policy Committee

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- A motion was made, seconded and approved to waive the 2nd reading of the revised Fee Policy. A motion was made, seconded and unanimously approved to approve the Fee Policy.
- A motion was made, seconded and approved to waive the 2nd reading of the revised Fence Policy. A motion was made, seconded and unanimously approved to approve the Fence Policy.
- Vote for Parliamentarian—a secret ballot vote was held for the position of BOD Parliamentarian, the candidates were Larry Rose and Ed Kisluk. Ed Kisluk was elected Parliamentarian.
- The BOD voted 13-1 to allow Ebony to approve/deny routine maintenance and routine applications.
- Committee Assignments—Cory presented proposed Committee assignments for 2026. Some minor changes are still expected. Voting regarding the assignments was tabled to the February BOD meeting.

APPEALS

- There were property appeals for 49xx Dumfries (new hardscape), 52xx Jackwood (exterior finish), and 52xx Braesheather (skirting, driveway slip). The property owners will be notified by the office of the approval or denial of the appeals.

CLOSED SESSION

- A motion was made, seconded, and approved to enter a closed session.
- While in closed session, the board discussed the aforementioned property appeals 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.

NEW BUSINESS

- Cory asked the BOD members to email him their ideas regarding potential projects with a 3-5 year timeline to improve Meyerland and benefit its residents. He will summarize the suggestions at the February BOD meeting.

NEXT MEETING DATE

- The next regular monthly meeting will be **February 12, 2026**, 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 9:41pm.