

# Meyerland

## Meyerland Community Improvement Association Board of Directors Meeting Minutes Thursday February 12, 2026

### ATTENDANCE

Vesna Scarborough (1)	Present	Faisal Bhutto (7)	Present
Julie Stirneman (1)	Absent	Cory Giovanella (8N)	Present
Emilio Hise (2)	Present	Erez Shabtay (8N)	Present
Jamie Lewis (2)	Present	Katherine Mack (8S)	Present
David Schwartz (3)	Present	Anita Mattis (8S)	Present
OPEN (3)	n/a	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)	Present	Benny Herzog (At-large)	Present
Stanford Shoss (6)	Present	Gerald Radack (At-large)	Present
OPEN (7)	n/a		

Staff & Others Present: Mindy Vargas, Wynisha Ogunleye, Sgt. James

### CALL TO ORDER

- Cory called the meeting to order at 7:08 pm

### OPEN SESSION

- Charles Goforth spoke regarding his on-going Section 209 appeal.

### SECRETARY'S REPORT

- A motion was made, seconded, and passed to approve the January 15, 2026 monthly BOD meeting minutes as written.

### REPORTS & PRESENTATIONS

- Administrative
  - Traffic & Safety Report
    - Cory summarized the January "Reported Incidents" report.
    - There was a short discussion regarding a suspicious person who was ringing doorbells in Sections 2 and 3 on Friday night. Several residents called this in, and two Deputies showed up and took the woman away.
    - A well-known homeless person was spotted again recently in Gail Reeves Park. Sgt. James commented that the fact that this is now a County Park makes things easier with respect to getting a unit sent out there, getting help for this person, etc. If someone is in the Park, tell that to Dispatch when you call it in, and they can send a Park Unit, in addition to the Constable. Regardless of whether the

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issue is in the park itself or just near it, we should call the Constable and they will respond.

- Budget & Financials Report
  - The preliminary end of year Financial Statement was included in the BOD materials this month, and it shows that we collected more than our expenses for 2025 (some minor adjustments will still likely be made to the final numbers).
  - Gerald reported that out of a total of \$1.4MM in assessments, we have already collected \$549k.
- General Manager's Report
  - Mindy welcomed Wynisha Ogunleye to the MCIA Staff as the “Administrative, Accounting, and Resident Services Coordinator” and introduced her to the Board.
  - We currently have 37 active new builds, 21 elevations, and 11 major projects in progress.
  - Collections—since Dec. 19<sup>th</sup> we have \$1.173M in receivables (this amount includes past due money, in addition to 2026 assessment dues).
  - The City of Houston is implementing a new heavy trash process. Mindy will work with the Communications committee to send out a communication to residents with details regarding the new process (essentially an “on call” service, limited to 4 times/year for each residence).
  - Compliance activity has picked up now that we have Wynisha in place. Resident response to Compliance Notices has been good recently and Mindy is optimistic that things will get back on track now that the office is fully staffed again.
  - Mindy thanked her team for their hard work with calling every resident that has a balance due on their account. During these calls, the staff has also been answering resident questions, helping walk them through applications, and confirming current contact information.
  - Mindy commented that office morale is excellent right now.
- President's Report
  - With Wynisha's hiring, we are once again fully staffed at the office, which will make things a lot easier on everyone.
  - Happy Hour for BOD and Committee members is on Tuesday, Feb. 17<sup>th</sup>.
  - Cory hopes to have a decision regarding a new law firm finalized by the next BOD meeting.
  - Cory is going to start setting 30 day goals for himself and the BOD, to hold us all more accountable. His goals for the next 30 days include:
    - VMS replacement—finalize list of functionality requirements, including importance ratings. The VMS software replacement will help us implement many of our goals, including improved communications with residents, e-voting, vendor evaluation and relationships, architectural application reviews, and others.
    - Review the 3-5 year major project ideas that he recently solicited from the BOD, and likely form an *ad hoc* committee to begin work on this.

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- He would like the Finance, Landscaping, Events and Policy committees have meetings within the next 30 days.
- He will be following up with several people who are working on and have expressed interest in being involved with the efforts that have started to improve our parks.
- Cory mentioned that he recently discovered an organization called the Community Associations Institute that has a lot of great resources for HOA's. He'll send an email to BOD members with additional information.

## NEW BUSINESS

- Committee Assignments—a motion was made (Larry) and seconded (Sherry) to approve the proposed Committee Assignments as given in this month's BOD materials. The motion passed unanimously.
- Start time of future BOD Meetings—after some discussion, a motion was made to move the start time of future BOD meetings to 6pm, and this motion passed on a vote of 13-4.
- "Pocket" community events—discussion was tabled to next month's BOD meeting, pending a meeting of the Events Committee in the meantime.
- The BOD decided to move next month's meeting to March 19<sup>th</sup>.

## CLOSED SESSION

- A motion was made (by Larry Rose), seconded (by Sherry Hibbert), and approved to enter a closed session.
- While in closed session, the board discussed current litigation issues.
- 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 will be **March 19, 2026**, at 6:00 pm via Zoom and in person at the MCIA office, located at 4999 W. Belfort Avenue.

**ADJOURNMENT** The meeting was adjourned at 8:17pm.