



**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Thursday May 14, 2026**

ATTENDANCE

Vesna Scarborough (1)	Present	Faisal Bhutto (7)	Absent
Julie Stirneman (1)	Absent	Cory Giovanella (8N)	Present
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	Larry Rose (8W)	Present
OPEN (4)	n/a	Ed Kisluk (8W)	Absent
Sherry Hibbert (5)	Present	Jill Atmar (10)	Present
Susi Atri (5)	Present	Marcus Litofsky (10)	Absent
Mohinder Thapar (6)	Present	Benny Herzog (At-large)	Present
Stanford Shoss (6)	Absent	Gerald Radack (At-large)	Absent
OPEN (7)	n/a		

Staff & Others Present:

Staff--Mindy Vargas, Ebony Tucker, Wynisha Ogunleye

Precinct 5 Constable—Sgt. Carpenter

Residents—Charles Goforth, Arthur Kay, Elik and Limor Shemer, Edna Douadi

CALL TO ORDER

- Cory called the meeting to order at 6:04 pm

OPEN SESSION

- Charles Goforth spoke regarding the possibility of MCIA contracting with a private trash pickup service provider. Cory said the Board will do some research into this and consider this option.
- Cory introduced Sgt. Carpenter.

SECRETARY'S REPORT

- A motion was made, seconded, and passed unanimously to approve the April 9, 2026 monthly BOD meeting minutes as submitted in the Board meeting packet.

REPORTS & PRESENTATIONS

- Administrative
 - Traffic & Safety Report—Arthur Kay summarized the “Reported Incidents” report in the BOD packet.

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- Budget and Financials Report—Cory reported that close to 100% of 2026 dues are already collected. Jill confirmed that we are on budget ytd for landscaping, in response to a question from Cory.
- General Manager's Report
 - Compliance activity is busy. Landscaping (lawn mowing) is the largest issue right now.
 - Collections are looking great—96% collected, and only about a dozen past due accounts. Office emailed out about 240 209 letters in mid-April and response to these has been very good (almost all have been paid already).
- President's Report
 - New sign on Beechnut near Chimney Rock should be installed in the next month or so.
 - Unofficial word is that the construction work on Rice Ave. is on hold until school lets out. Cory said the Chimney Rock work won't start until after the Rice work is complete.
 - Runoff election for City Council District C is this Saturday—go vote!
 - Electronic voting—Cory has been reviewing several potential platforms. Anyone interested in helping select the one we go with, let him know. He hopes to be able to have a demo and present some cost numbers at the next Board meeting. We'll probably have hybrid voting for a few years before transitioning to 100% electronic voting.
- Committee Meeting Summaries
 - Policy Committee—proposed changes to the Construction Rules and Structures Outside the Building Line (SOBL) policies to be reviewed later in this meeting. Will also be reviewing a new Driveway policy later in this meeting. Landscape Committee to begin working on writing up a new tree/landscaping policy.
 - Events Committee—committee is working on two main ideas for community events. One is a movie night, first one to take place in the Fall at one of our parks. We may invite a few food truck vendors to come by, and possibly purchase a snowcone/popcorn/cotton candy machine(s). The committee is also starting work on a larger, annual "Day in the Park" event that would feature a friendly competition between Sections (perhaps softball or kickball), along with other activities, food, etc.
 - Communications Committee—committee is focusing on more frequent communications with our residents, using a variety of platforms. They are going to make an effort to get updated contact information from residents for whom we know we don't have current information. Also putting together a messaging calendar—when and what we want to communicate, afor residents, the Board, etc. Mindy and Benny are going to be posting new information more frequently than in the past, on our website.
 - Deed Restrictions Committee—committee is working on updating the Section 2 Deed Restrictions. Just got revised document back from our attorneys, the Committee will meet to discuss the recommended changes, then the revised document will be presented for approval at the next BOD meeting. Held two recent events (not very well attended) for residents to ask questions, submit input, etc. Once the Board approves

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the revised document, it will go out for signatures (e-notary capability will be helpful with this).

APPEALS

There were property appeals presented and discussed, for 50xx Heatherglen and 51xx Indigo. The property owners will be notified by the office of the results of the appeals.

NEW BUSINESS

- Amendment to the Construction Rules Policy—motion made to vote on the revised Construction Rules Policy as submitted in the Board materials. The changes were summarized. The motion to approve as submitted was withdrawn, another motion was made to amend the weekend work hours to 8am-8pm, this motion passed unanimously. Another motion was made to add language referencing the Violation Enforcement Policy, and this motion also passed unanimously. A motion was made to approve the Policy as amended, and this motion passed unanimously.
- Amendment to the Structures Outside the Building Line (SOBL) Policy—motion was made to approve the SOBL policy as submitted in the Board materials. After much discussion, the motion was withdrawn. Approval of the proposed changes was deferred to next month pending discussions Cory will be having with the head of the COH Permitting Center.
- Driveway Policy—motion was made and passed unanimously to waive the first full reading of the Policy. Board was requested to get any comments or questions to David by June 1st. Committee will incorporate suggestions, and the second reading will take place at the June Board meeting.

CLOSED SESSION

- A motion was made (by Sherry) and seconded (by Jill) to enter closed session.
- While in closed session, the board discussed current property appeals and received a litigation update.
- A motion was made to approve the following:
 - for Account 10459 – reclass \$22,173.61 legal fees that were on the receivable ledger for this account as of 12/31/2025 to legal expense (overhead). *
 - For Account 10459 – reclass \$19,910.70 legal fees that were on the receivable ledger for this account as of 02/28/2026 to legal expense (overhead). *
 - Such further legal invoices regarding the matter in question for Account 10459 after 02/28/2026 will be charged to legal expense (overhead) and not billed to the receivable account for the property.

The motion passed.

- 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 **June 18, 2026**, at 6:00 pm via Zoom and in person at the MCIA office, located at 4999 W. Bellfort Avenue.

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ADJOURNMENT The meeting was adjourned at 8:15pm.