

**Meyerland Community Improvement Association  
Board of Director's Meeting Minutes  
Monday, July 14, 2008**

**Board members present: ()\***

Ben Adair	Mike Gavula (2)	Janel Monasterio
Sidney Aron	Shirley Hou	Gerald Radack
Chris Bisel	Richard Jucker (2)	Ben Ramsey
Marvin Blum (1)*	Ed Kile	Elizabeth Ray
Don Carter (1)	Sondra Ludwick	Larry Rose
Patrick Cole (1)	Cyndi Ruiz Mansfield	Lynn Steen (1)
		Sam Totah

**Board members excused:**

Diane Knesbach (2)      Lisa Murray (2)      David Naff (1)

**Staff present:**

Lewis Jost      Bob Marshall (1)      Jim O'Rourke (1)      Paul Pieri

*\* Denotes excused and unexcused absences*

**Visitors:**

Ryan Galvez      Mark Ray

**Call to order:**

President Cynthia Ruiz-Mansfield called the regular Board meeting to order at JCC on July 14<sup>th</sup>, 2008 at 7:30 PM. A quorum was present.

Minutes of the June 9<sup>th</sup> Board Meeting were approved with corrections.

**Committee reports:**

- A. Secretary's report: Elizabeth Ray, Secretary
  - 1. Corrections noted for June minutes and will reflect changes.
- B. Treasurer's report: Mike Gavula, Treasurer
  - 1. Quarterly financials complete and will be sent to Directors prior to meeting.
  - 2. Written report provided.

**Committee reports:**

- C. President: Cyndi Ruiz-Mansfield
  - 1. Notified directors of Special Committee to convene within next two weeks to present details of financial instruments.
  - 2. Requested deviation from June Agenda to address Mr. Ryan G., visitor, and his concerns.
- D. Image Committee: Don Carter, Chair
  - 1. Tasks reviewed: Four new signs for Meyerland Subdivision almost complete, Ed K. completed structural component.
  - 2. Diagrams submitted and reviewed by Board.
    - a. Diagrams discussed: Anodized aluminum “M” two feet tall (three feet in median) to split face concrete block.
    - b. Larger signs possible along Braeswood North/South.
  - 3. Requested names of General Contractors and Sign companies to bid installation and casting of aluminum letters.
  - 4. Requested to bid installation of irrigation and lighting system.
  - 5. President requested Image committee to bid all eleven signs to compare prices vs. original four signs.
- E. Visitor: Ryan G.
  - 1. Concerned about new building of residences on Jason Street (particularly Studio Met).
  - 2. Feels Studio Met homes are too contemporary for the “flow of the neighborhood”.
  - 3. Don C. – Architectural Control Committee (ACC) responded by stating the board’s inability to restrict with current deed restrictions. First priority of ACC is what ACC can enforce (setbacks, footprint, colors).
  - 4. Discussion of current injunction against builder on another property due to violation of deed restrictions. Attorney, Lewis J. addressed legal rights.
- F. Deed Restriction Renewal Committee: Don Carter, Chair
  - 1. New Deed restrictions for Section 5 requires 2/3 approval.
  - 2. Need approximately twenty signatures for approval.
  - 3. Requested volunteers to assist in door to door signature campaign to complete Section 5 (no deadline).
  - 4. Chris B. questioned if builder has pattern of violation of deed restrictions can we hold on other submitted plans. Lewis J., Attorney states cannot hold up plans on other properties.

**Committee reports:**

F. Deed Restriction Renewal Committee: (cont.)

5. Mike G. discussed having plans for building to be reviewed by MCIA Board in addition to the current three members serving on ACC.
6. President, Cyndi M. requested written report from ACC to address issues discussed.

G. Manager's Report: Paul Pieri, General Manager

1. Reported delinquent accounts total: <\$56,000.
2. Reports MCIA legal fees: \$10,750
3. Reports receiving 2240 maintenance fees (97%).

H. S.W.S.A. report: Bob Marshall

1. Crime Reports distributed.
2. Reports Constable Program costs \$45, 000 – \$50, 000 monthly.
2. Janel M. questioned not receiving alert for home invasion on Jason in June. Bob M. reports shortage of Constables on Vacation Watch.
3. Larry R. questions high number of citations and lower time cruising neighborhoods. Bob M. stated deputies the deputies are required to enforce all laws while on patrol. Bob M. reported Pct. 5 Deputy (out of contract) pulled from other subdivisions.
4. Reports on home alarms: No fine from Constables if false alarm. Houston Police Department (HPD) will issue fine after several calls if false alarm.
5. Bob M. requested membership on MCIA Security Committee for self and Bill E., President SWSA. President, Cyndi M. reiterated no one is precluded from attending committees.
6. President, Cyndi M. requested Security Committee and SWSA meet prior to monthly MCIA meeting and submit a joint report.

I. Visitor: Mark R.

1. Questioned where funds received from traffic citations end up. Bob M. reports money ends up in Houston County Treasury and not the precinct.
2. President, Cyndi M. requested SWSA follow up and present written report on Constables patrol time vs. radar/parked time.
3. Janel M. requested follow up on question regarding placing special symbol on Constables vehicles. Bob M. reported it is against the law to place special symbols on vehicle.

**Committee reports:**

- I. Visitor: Mark R. (cont.)
  - 4. Mark R. questioned who determines where Constables patrol and the patrolling routes used. Bob M. reports Officer Morales and his superior determines the Constables schedules.
- J. Point of Order: Bob M.
  - 1. Details of arrest in child pornography case distributed.
- K. Deed Restriction Committee: Ed Kile, Chair
  - 1. Written report provided.
  - 2. Action items identified.
  - 3. Jim O. requested attorney address MCIA's ability to legally provide a list of concrete contractors and estimates to residents. Ed K. states Action items will be reviewed by Lewis J., Attorney to finalize items.
- L. Legal: Lewis Jost, Attorney
  - 1. Discussion regarding residence in Section three and violation of deed restrictions with numerous signs in yard. Notices sent to homeowners. Jim O. requested a registered letter be sent from attorney. Motion from Chris B. Mike G. seconded and motion passed.
- M. Publications Committee: Gerald Radack, Chair
  - 1. Current Meyerland sent via mail to residents.
  - 2. Material deadline provided.

**New Business:**

- A. Legal and By Laws Committee:
  - 1. Lisa M. stepped down as chair. Ben R. volunteered to Chair.
  - 2. Sydney A. motioned for approval of Ben R. to Chair. Ed. K. Seconded. Motion approved.
- C. Cynthia M. noted next scheduled meeting: August 11, 2008.

Meeting moved to adjourn at 9:00 p.m. Shirley H. seconded the motion and motion passed unanimously.

Prepared by  
Elizabeth Ray, MCIA Secretary