

**Meyerland Community Improvement Association
Board of Director's Meeting Minutes
Monday, August 11, 2008**

Board members present: ()*

Ben Adair	Richard Jucker (2)	David Naff (1)
Sidney Aron	Ed Kile	Gerald Radack
Chris Bisel	Diane Knesbach (2)	Ben Ramsey
Marvin Blum (1)	Sondra Ludwick	Elizabeth Ray
Don Carter (1)	Cyndi Ruiz Mansfield	Larry Rose
Mike Gavula (2)	Janel Monasterio	Sam Totah
Shirley Hou	Lisa Murray (2)	

Board members excused:

Lynn Steen (2)

Board members absent:

Patrick Cole (2)

Staff present:

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

** Denotes excused and unexcused absences*

Visitors:

Janis Ruben, Jarred Slater, Reba Ruben, Sylvan Ruben, Trent Conner, Tracy Conner, Jim McDaniel, Mark Ray

Call to order:

President Cynthia Ruiz-Mansfield called the regular Board meeting to order at JCC on August 11th, 2008 at 7:30 PM. A quorum was present.

Committee reports:

- A. Secretary's report: Elizabeth Ray, Secretary
 1. Written report provided.
 2. David Naff moved to wave reading of July minutes. Motion seconded and approved.
 3. Chris B. moved to record meetings for Secretarial minute taking purposes only. Tape will be destroyed after minutes documented. Motion seconded and approved.
 4. Discussion of July minutes. President, Cyndi M. requested Committee Chairs continue to contact volunteers and members for scheduled meetings.

Committee reports:

A. Secretary's report: (continued)

5. Vice President, Chris B. requested Security Committee Chair, Larry R. add Bob M. and Bill E. (SWSA) to be notified of future committee meetings.
5. Ben R. motioned to approved July minutes as corrected. Motion seconded and approved.

New Business:

A. Visitors introduced.

B. Visitors: Jim M., Attorney, representing Trent C. and Tracy C. of Valkeith residence (Section 7).

1. Responded to demand letters sent from MCIA. Outlined issues in demand letter. Stated residents apologetic and regret approaching improvements without the approval of the Architectural Control Committee (ACC). (Photos provided of residence and other Meyerland residences).
2. Stated the demand letter not supported by restrictions, therefore asking board to reconsider the demand, visit the property, and open dialogue thru MCIA Attorney, Lewis J., to allow residents to demonstrate no violations occurring and address issues board has. Continued concerns can be addressed via different avenues other than tearing out structures.
5. Cyndi M. opened floor for Q&A.
6. Cyndi M. requested Lewis J. and Don C. to provide feedback.
7. Lewis J. stated demand letter is not personal. A volunteer committee does it's best to apply deed restrictions to over 2000 residences. ACC's job is to enforce deed restrictions without personal issues. Lewis J. stated he will work with Conner's attorney and board, in good faith, to address issue.
8. Don C. stated he and Jim O. met with Conner's to view improvements. All improvements are beyond setback lines, therefore in violation. Setbacks upheld by city ordinances. Some deed restrictions are city ordinances (easements). Requested residents to show approved city building permit.
9. Lewis J. stated site plan available for board review.

C. Visitor: Jarred S.

1. Reported concerns with increased crime on Indigo (Section 10) and requested information on acquiring speed bumps.
2. Board discussion.

New Business:

D. Visitors: Sylvan R. and Reba R.

1. Reported concern with Herod Elementary building/construction and requested a say in how new elementary will be built.

2. Jim O. advised residents to contact school via the principal to attend the school's building committee meeting.

E. Point of Order: Larry R., Security Committee Chair, stated MCIA annual Security Seminar will be held at Herod E. September 17th.

Committee reports:

A. Treasurer's report: Mike Gavula, Treasurer

1. 2nd Quarter financials sent to Directors prior to meeting.

2. Reported total income projected to increase by \$20,930 and total expenses to increase by \$13,495 with a net gain of \$15,000 for the year vs. a projected loss of \$3,595.

3. Discussion of budget items. Paul P., General Manager, will send report to board outlining miscellaneous income increases.

4. Sylvan R. questioned Depreciation Expense in cash report. Board discussion concluded Depreciation Expense not necessary in report, but always has been listed.

5. Delinquent accounts list provided by Paul P. to treasurer. Balance, as of July, owed is approximately \$95,000.

Treasurer recommended board address balance owed to reduce amount.

6. Update on investment discussed in July meeting. Reported Budget and Finance Committee will report recommendations next month (still collecting information on investment).

8. Cyndi M. requested treasurer provide background on investment under investigation to board. Mike G. reported a bond was purchased February 8, 2008 from Nelnet Investment. The bond is a student loan auction based security. Since February there are more sellers than buyers. The interest rate resets weekly to a default rate. \$100,000 principal. Board did not vote on Nelnet investment.

9. Board discussion.

Committee reports:

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

1. Delinquent accounts will be turned over to Attorney, Lewis J.
2. 2243 paid as of 2008, leaving 67 unpaid (not including delinquent rollovers from 2006/2007).
3. Audit complete and sent copy to Treasurer.
4. Received \$3500 dividend from Mutual for good safety record.
5. Board discussed delinquent accounts.
6. Cyndi M. requested Budget and Finance Committee to make proposal on what action to take regarding delinquent church accounts for September meeting.

C. Southwest Security Association Report (SWSA): Bob Marshall, Security Director

1. July crime report distributed.
2. SWSA budget distributed. Sondra L. questioned discrepancy between MCIA and SWSA budget items paid and received. Paul stated the MCIA budget item included last three months payment to 8th Deputy of twelve month contract.
3. Cyndi M. requested follow up written report on Constable patrol time vs. radar parked time. No written report provided. Bob M. reported talking with a constable parked near frequently ignored stop signs at Mullins and Jason (section 10) for an hour August 1st. Bob M. reported seeing three constable cars, bumper to bumper parked on the West Belfort esplanade between Willowbend and Chimney Rock for close to two hours on August 8th (all three were HPD vehicles). Written report requested for patrol time vs. radar parked time for September meeting.
4. Discussion of SWSA and MCIA agreement.
5. Discussion of SWSA budget – Cyndi M., recommended follow up with SWSA Treasurer with budget questions.
2. Janel M. discussed recent robbery and apprehension of alleged perpetrators not reported on MCIA website. Bob stated website alert will be sent.

Committee reports:

D. Programs Committee: Shirley Hou, Chair

1. Written report provided.
2. Updated scheduled programs and events (timeline provided).
3. Shirley H. motioned to make a one-time exception to the deed restrictions to allow the Security Seminar publicity signs to be placed out in the neighborhood the Friday before the event (September 12th) instead of the day before the event. Motion seconded and approved.
4. Shirley H. motioned to amend the 2008 budget to increase the Programs Committee budget by \$2,400 to fund all the planned 2008 community-wide events. Board discussion. Motion seconded and approved.
5. MCIA Security Seminar Agenda provided.

E. Security Committee: Larry Rose, Chair

1. Reported Janel M. in process of analyzing past three (3) years of crime database obtained from HPD to present at future meeting.
2. Board discussed speakers and presentation time for Security Seminar.

F. Legal: Lewis Jost, Attorney

1. Gonzales residence regarding excessive signage on property. Temporary restraining order received to remove signs from property. Attorney for residents reported to Lewis J., no contact from MCIA received, prior to restraining order and willing to sign statement regarding issue, yet not willing to pay attorney fees. Lewis J. recommended not pursuing fees. Lewis J. motions the board to authorize the recovery of as many fees as possible, but given right to level down to zero dollars if needed in exchange for permanent injunction. Motion seconded and approved.
2. Update provided on Jackwood residence regarding planter boxes.

New Business:

- A. Point of Order - Personal Privilege: Bob Marshall
 - 1. Experiencing deteriorating hearing and will be receiving treatment. Apologized for asking members to repeat statements.
- B. Publications Committee: Gerald Radack, Chair
 - 1. Meyerlander articles due September 2nd.
 - 2. David Fracken stepped down as Co-Editor for Meyerlander; therefore Gerald R. is sole editor.
- C. Cynthia M. noted next scheduled meeting: September 8, 2008.
- D. David N. requested closed session to address Valkeith residence to determine if MCIA is upholding deeds.
- E. Sydney A. motioned to adjourn at 9:25 p.m. and commence closed session. Motion seconded and approved.
- F. David N. motioned to authorize Lewis J, Attorney, to file suit, per his recommendation, and he report at September meeting status and potential financial exposure. Motion seconded and approved.

Prepared by
Elizabeth Ray, MCIA Secretary