

**Meyerland Community Improvement Association  
Board of Director's Meeting Minutes  
Monday, October 13, 2008**

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

Ben Adair	Diane Knesbach (2)	Gerald Radack
Chris Bisel	Sondra Ludwick	Ben Ramsey
Mike Gavula (2)	Janel Monasterio	Elizabeth Ray
Richard Jucker (2)	Lisa Murray (2)	Larry Rose
Ed Kile	David Naff (1)	Sam Totah

**Board members absent:**

Sidney Aron (1) Marvin Blum (2) Don Carter (2) Patrick Cole (3) Shirley Hou (1)  
Cyndi Ruiz Mansfield (1) Lynn Steen (3)

*\* Denotes excused and unexcused absences*

**Staff present:**

Bob Marshall, Jim O'Rourke, Paul Pieri

**Visitors:**

Gordon Bisel, Bill England, Lewis Jost, Ellie Moore, Valerie Scott, Sean Smith

**Call to order:**

Vice-President, Chris Bisel called the regular Board meeting to order at Chase Bank on October 13, 2008 at 7:30 PM. A quorum was present.

**Committee reports:**

A. Secretary's report: Elizabeth Ray, Secretary

Ms. Ray moved to wave reading of September minutes. Ms. Murray seconded motion. Motion adopted.

B. Treasurer's report: Mike Gavula, Treasurer

1. Reported follow-up on money invested with Nelnet to be returned in November. Chase sent a letter to purchase at par.
3. Clarification on September's motion regarding delinquent accounts and authority of staff to have yards maintained. Line item will be added to annual assessment and will be added as lien judgment to property.
4. Reported MCIA has shared cost 50/50 with residents with boundary fences. MCIA has final authority to pay or not to pay.
5. Board discussion. Mr. O'Rourke provided pictures of fences along W. Belfort in need of repair from hurricane Ike.
6. Ms. Moore noted some residents, including self, had completed fence repairs after not receiving answer from MCIA due to security issues.

B. Treasurer's report:

7. Mr. Pieri reported insurance company had been notified and still waiting on response.
8. Mr. Marshall provided history of previous border fence replacement for continuity. Reported fence was built on City of Houston Right of Way (not on resident's property).
9. Ms. Moore concerned about residents not willing to pay for fence repair/replacement and residents who already paid for fences.
10. Mr. Gavula reported cost can be added to resident's annual assessment. Mr. Bisel stated the issue regarding residents who already paid for 100% of repair will be taken into consideration upon resolution.
11. Action Item: Mr. Gavula motioned for Image Committee and respective Directors to Sections 1,7, & 8S meet with residents and gather information regarding fence repair/replacement and meet within two weeks to present resolution to all Directors. Mr. Naff seconded. Motion adopted.

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

1. Reported Chase Bank will no longer be a meeting option for MCIA when JCC not available. He reported looking into other options.

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

1. September crime report received and placed on file.
2. Reported Precinct 5 Special Operations Division assisted with special patrol during time without electricity. Reported he requested all SSA Directors to contact Constable Phil Camus & Sgt. Morales to thank personally.
3. Mr. Gavula expressed gratitude and requested a Thank you letter be sent on behalf of MCIA. Mr. Bisel assigned Security Committee to send Thank you note.
4. Dr. Rose noted Security Seminar moved to November 13<sup>th</sup> due to hurricane. He reported gathering more information on recent Bellaire student abduction.
5. Mr. Totah questioned whether other subdivisions under SSA be sent notice of Security Seminar. Mr. Marshall advised Ms. Hou to mail out the notice to all SWSA subdivisions. Mr. Raddack reported Ms. Hou included all subdivisions under SSA.
6. Point of Clarification: Ms. Ludwick noted MCIA will not absorb the cost and SSA will pay for mailout to other subdivisions.
7. Ms. Ludwick reported no Constables visited Section 6 on National Night Out (NNO). Mr. Marshall will follow up on reason why, but reported all other sections including other Section 6 NNO party were visited by Constables. Ms. Ludwick is collecting the NNO lists of attendees.

C. Southwest Security Association Report (SWSA):

8. Mr. Ramsey motioned for resolution to commend the work the Community Relations/Legislation Committee on NNO. Mike seconded. Motion adopted.
9. Mr. Marshall reminded MCIA of Supreme Ct. decision regarding political signs in resident's yard.

D. Image Committee: Elizabeth Ray

1. Written report received and placed on file.
2. Renderings presented to board.
3. Discussed obtaining estimates for four signs as approved by Board and also for entire scope of work (eleven signs). Both estimates will be presented to Board in January Meeting. Brick choice will be presented in November meeting.
4. Reported 2 wall-mount signs at 610 and Jason have been removed permanently.
5. Sam questioned why the bells/piers are so significant for signs.
6. Mr. Kile reported 2 choices given to Image Committee.
7. Mr. O'Rourke reported one estimate for \$22,000 per sign.
8. Board discussion.
9. Ms. Ray reported the Image Committee will meet to discuss options to reduce cost and report to board in November.

E. Deed Restriction Compliance Committee: Ed Kile, Chair

1. Written report received and placed on file.
2. Reported Mr. Adair prepared document regarding duties of Board Directors. Requested Board review and send comments to Mr. Ramsey or Mr. Kile prior to November meeting.
3. Ms. Murray agreed to develop policy regarding yard signs to address the issue since current deed restrictions are not consistently enforced.
4. Board discussion.
5. Mr. Jost reported standards in property code for political signs in terms of time and duration (when they go up and when taken down). Policy for what community can do in regards to Political signs is already complete, but no guidance on school, sports or community group signage.
6. Mr. Naff requested follow up to question of "What happens if we selectively enforce our Deed restrictions?" Mr. Jost reported necessity for a resolution if board decides to allow specific signs (other than political) to eliminate other legal issues.
7. Mr. Bisel noted the board will move forward with Ms. Murray's report.
8. Mr. Kile reported third item on report: Sidewalks: An article summarizing the results of last year's survey will be in the Meyerlander with on-going articles in future Meyerlander leading to a point of policy.

- F. Legal and By-Laws Committee: Ben Ramsey, Chair
  - 1. Due to hurricane, Mr. Ramsey requested extending comments to end of month on proposed revisions presented in September meeting. Committee will present proposed By-Laws with revisions in November meeting.
- G. Legal: Lewis Jost, Attorney
  - 1. Written report received and placed on file.
  - 2. Ms. Knesbach requested update on residence with Pods left in driveway for over a month. Mr. O'Rourke requests board allow legal to follow up since letters sent from the office have been ignored. Mr. Totah motioned Mr. Jost address Pods German Truck House. Motion seconded and adopted.

**New Business:**

- A. Mr. O'Rourke noted the next board meeting scheduled for November 10<sup>th</sup>.
- B. Mr. O'Rourke noted the ACC currently charging fees for fence and roof repairs. He requested the Board waive fees until first of year. Mr. Ramsey motioned for ACC to waive roof and fence repair fees until January 1, 2009 due to Hurricane Ike and contact residents since September 13, 2008 to return paid fees. Motion seconded and adopted.
- C. Mr. Carter, Chair of ACC, will report on revision of fee schedule in November.
- C. Mr. G. Bisel, visitor, commented on cost of Meyerland signs vs. cost of fence border to residents. Stated MCIA is to help citizens and requests faster movement on fence issue.
- D. Mr. Bisel, Vice-President, reminded Board the most appropriate way for resolution is to refer to committee as board has motioned and adopted.
- E. Mr. Smith, visitor, questioned cost of sound barrier for West Bellfort. Mr. O'Rourke stated the Highway Dept. is not interested due to W. Bellfort not designated a major highway. He also reported the cost = \$150/lineal foot for an 18' tall barrier.
- F. Ms. Scott, visitor, requested clarification on who owns border fence. Mr. Jost stated the City of Houston owns if on the right of way.
- G. Ms. Moore, visitor, questioned if MCIA can force residents to clean trash viewable in backyard. Mr. Jucker stated MCIA can cite a resident, but not force a resident. Mr. O'Rourke stated a citation will be sent to residence in question.
- H. Mr. Naff questioned if MCIA will review with the ACC the violations pointed out to the Board by residents of 4931 Valkeith in litigation report. Mr. Jucker stated the ACC will review each address if requested by MCIA Board.
- I. Mr. Jost, Attorney, stated if violation of deed is over four years old, the statute of limitations is reached. Board discussion. Mr. Bisel, Vice-President requested the ACC complete a checklist of the residences brought to attention of MCIA and cite as necessary.
- J. Mr. Pieri noted the response of the community to Hurricane Ike was tremendous and requested this be noted in minutes and Meyerlander.

K. Mr. Adair motioned to adjourn at 9:10pm. Motion seconded and adopted.

Prepared by  
Elizabeth Ray, MCIA Secretary