

**Meyerland Community Improvement Association
Board of Director's Meeting Minutes
Monday, November 10, 2008**

Board members present: (*)

Sidney Aron (1)	Sondra Ludwick	Ben Ramsey
Chris Bisel	Cyndi Ruiz Mansfield (1)	Elizabeth Ray
Mike Gavula (2)	Janel Monasterio	Larry Rose
Ed Kile	David Naff (1)	Lynn Steen (3)
Diane Knesbach (2)	Gerald Radack	Sam Totah

Board members absent:

Ben Adair (1) Marvin Blum (3) Don Carter (2) Patrick Cole (3) Shirley Hou (1) Richard Jucker (4) Lisa Murray (3)

** Denotes excused and unexcused absences*

Staff present:

Bob Marshall, Jim O'Rourke

Call to order:

President, Ms. Ruiz Mansfield called the regular Board meeting to order at the Jewish Community Center on November 10, 2008 at 7:30PM. A quorum was present.

Ms. Knesbach motioned to close MCI meeting and to open meeting into Executive Session to discuss employment contracts and agreements. Motion seconded. Motion adopted.

President, Ms. Ruiz Mansfield called the regular Board meeting back into session at 9:35PM. A quorum was present. Ms. Ruiz Mansfield requested to condense scheduled agenda. By unanimous vote the agenda was condensed.

Committee reports:

- A. Manager's Report: Paul Pieri absent.
- B. Secretary's report: Elizabeth Ray, Secretary
Ms. Ray moved to wave reading of October minutes. Mr. Aron seconded motion. Motion adopted. Mr. Ramsey motioned to approve minutes. Motion seconded. Motion adopted.

Ms. Ruiz Mansfield reminded Directors of Board Meeting scheduled on December 8, 2008.

C. Treasurer's report: Mike Gavula, Treasurer

1. Reported budget correction to Mr. O'Rourke's contract amount.
2. Reported increase in budget from Ms. Hou of \$4,500 for Seminar and National Night Out (NNO).
3. Requested all comments be sent to Mr. Gavula. A revised budget will be presented in December meeting.
4. Reported budget included (7) constables vs. eight (8) constables.
5. Mr. Rose requested eight (8) constables.
6. Mr. Totah responded for SSA: Reported SSA voted and according to Sgt. Morales and Bob Marshall there is not a need for eight (8) constables. The City of Houston increased cost by 3% this year and SSA can only pay for seven (7) due to finances. If MCIA wants eight constables, MCIA must vote to pay for the 8th constable at the 2009 annual rate of \$65,617.
7. Mr. Marshall reported the City Commissioner planned for a 6% or more increase, but due to a request from one member of commissioner's court, only a 3% verbal promise was made (not passed yet). Mr. Marshall reported SSA paid the difference last year for the additional constable keeping the cost to homeowners down to \$165.00 instead of \$188.00. This has caused a decrease in SSA funds for 2009.
8. Mr. Totah reported current cost of seven constables for 2009 will be increased to \$175.00 per homeowner.
9. Mr. Rose reported Security Committee will move forth with needs of MCIA and present a written recommendation at December meeting.
10. Mr. Naff reminded board that the budget can be amended, but the assessment fees to homeowners cannot be amended.
11. Mr. Raddack reported with 3200 residences in SSA, the cost increase equal to \$20.51/year or \$1.75/month.
12. Mr. Marshall reported if MCIA votes for the additional constable, Marilyn Estates, Barkley Square and Barkley Circle may exercise their option to separate from Meyerland and combine with Maplewood South/North. If the subdivisions separate then the constable requirement for Meyerland would be reduced to approximately Five and half (5 ½) deputies to have twenty-four (24) hour coverage seven (7) days a week. Currently the subdivisions require seven (7) deputies to have twenty-four (24) hour coverage.
13. Ms. Ruiz Mansfield requested all comments or positions regarding budget and constable be conveyed to Treasurer or Security Committee prior to next scheduled Board meeting. She also reminded the board of the strict schedule for the Security Meeting for Thursday, November 13th.

D. Human Resources Committee: Cynthia Ruiz-Mansfield, President

1. No pending issues due to being resolved at closed session.

E. Architectural Control Committee: Jim O'Rourke

1. Reported nine (9) residences where fences were replaced. A 10th residence was left to the current builder for replacement with construction of a new home.

E. Architectural Control Committee: (continued)

2. Reported final cost was \$13,585.39.
3. Reported final letters to residents sent, yet still working on letters to residents who already repaired/replaced fences after the storm.
4. Mr. Bisel commented on tree limbs dropped in resident's yards after storm debris cleared. Mr. O'Rourke reported the FEMA contract with the City of Houston is to clear potential dangerous limbs from falling on vehicles or persons.
5. Ms. Ruiz Mansfield requested volunteer to post response to the blog at www.meyerland.net regarding tree debris. Ms. Monasterio volunteered.
6. Ms. Ruiz Mansfield reported results of straw poll regarding boundary fences issue due to time being the essence. Mr. Gavula motioned to formally approve the construction/repair/replacement of border fences in Meyerland. Motion seconded. Motion unanimously approved and adopted.

Unfinished Business:

A. Legal and By-Laws Committee: Ben Ramsey, Chair

1. Provided written report regarding revisions to proposed by-laws.
2. Provided second proposed set of revised MCIA By-Laws.
3. Ms. Ruiz –Mansfield stated per the By-Laws the By-Laws must be read in their entirety to be approved.
Mr. Naff motioned to adopt the By-Laws such that they not be read, but distributed by hard copy. Motion seconded. Motion adopted.
4. Mr. Ramsey requested a first time affirmative vote that the By-Laws are approved at this meeting. Motion seconded. One (1) opposed. Motion adopted.

B. Financial Committee: Mr. Naff

1. Reported MCIA will begin the year with approximately \$400,000. in reserves without a planned purpose for these funds.
2. Requested input from Board Members on plans for reserve funds.

C. Annual Meeting: Mr. Raddack

1. Requested Directors to correct the date for Annual Meeting in Board of Director's Binder is March 11, 2009.

Mr. Raddack motioned to adjourn at 10:00pm. Motion seconded and adopted.

Prepared by
Elizabeth Ray, MCIA Secretary