

**Meyerland Community Improvement Association  
Board of Directors Meeting Minutes  
Monday, December 8, 2008**

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

Ben Adair (1)	Richard Jucker (4)	Gerald Radack
Sidney Aron (1)	Ed Kile	Ben Ramsey
Chris Bisel	Diane Knesbach (2)	Elizabeth Ray
Marvin Blum (3)	Sondra Ludwick	Larry Rose
Don Carter (2)	Cyndi Ruiz Mansfield (1)	Lynn Steen (3)
Patrick Cole (3)	Janel Monasterio	Sam Totah
Mike Gavula (2)	Lisa Murray (3)	
Shirley Hou (1)	David Naff (1)	

- *Denotes excused and unexcused absences*

**Visitors:** Greg Mayfield, Martha Mayfield, Maury Sklar, Michael Woodward, Bill England

**Staff present:**

Bob Marshall      Paul Pieri      Jim O'Rourke

**Call to order:**

President, Ms. Ruiz Mansfield called the Special Board meeting to order at the Jewish Community Center on December 8, 2008 at 7:30 PM. A quorum was present.

Mr. Bisel 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 8:49PM. A quorum was present.

**Committee reports:**

- A. Secretary's report: Elizabeth Ray, Secretary  
Ms. Ray moved to waive reading of November minutes. Motion seconded. Motion adopted. Ms. Ray motioned to approve minutes. Motion seconded. Motion adopted.

**New Business:**

- A. Visitors: Mr. Mayfield & Mrs. Mayfield discussed Deed Restrictions and lack of enforcement.  
1. Written report provided.

**New Business:** A. Deed Restrictions: (continued)

2. Attorney, Mr. Jost, commented on statute (three years ago) put in property code that applies to Harris County and gives MCIA authority to do things not specifically in deed restrictions and include items such as fines. Ms. Ruiz-Mansfield requested a written opinion from Mr. Jost to help board determine action required to resolve concern.
3. Board discussion.
4. Ms. Ruiz-Mansfield has referred the issue to Deed restriction Compliance Committee to develop a tracking system and an instruction manual for board members to include expectations and requirements to enforce the deed restrictions. The board is actively streamlining the process and is a priority for 2009.

**Committee reports:**

A. Security Committee: Chris Bisel

1. Written report provided.
2. Mr. Bisel motioned to include an eighth constable for the 2009 contract year with Southwest Security Association (SSA) and recommends MCIA pay for the eighth constable with costs \$65,617 annually per the contract with SSA. MCIA will ~~increase security assessments from \$175 (current 2009 rate) to \$205 to pay for the eighth constable.~~ Motion seconded.
3. Board discussion.
4. Mr. Marshall noted seven members of SSA board in attendance.
5. Mr. Gavula, Treasurer, noted reserve money in budget, therefore no need to increase assessment rate.
6. Mr. Bisel amended motion to read: ...MCIA will pay for eighth constable out of budget reserves. Motion seconded. All approved.
7. Mr. Bisel motioned, beginning 2009, MCIA will make payments to SSA on a monthly basis, paying one month ahead, according to the following schedule as long as the contract is active between both parties. Motion seconded.

Payment Due on 1st	Service Month Being Paid
January	January & February
February	March
March	April
April	May
May	June
June	July
July	August
August	September
September	October
October	November
November	December
December	No payment due

8. Board discussion.

A. Security Committee: (continued)

9. Ms. Ruiz-Mansfield proposed that SSA present their budget and need for payments to be made bi-annually and MCIA Board could reconsider the issue. Board Voted: Seventeen for, two against. Motion approved.

B. Manager's Report: Paul Pieri, Manager

1. Discussed V.A. loan regarding Mr. James Sherry.
2. Mr. Aaron motioned for Mr. Jost to draft contract: \$2500.00 specific to James Sherry VA Loan regarding subordination to first lien. Will have Title Company pay @ closing and garnish attorney fees at closing. Motion seconded. All in favor. Motion approved.

C. Treasurer's Report: Mike Gavula, Treasurer

1. Discussed 2009 proposed budget.
2. Written report and proposed budget provided.
3. Mr. Totah motioned to pursue advertisers to pay for Meyerlander.
4. Board discussion
5. Mr. Totah withdrew motion "...to pay for Meyerlander." Ms. Ruiz Mansfield referred this issue for review to the Publications committee.
6. Mr. Radack motioned to obtain a lockbox with a Community Association Bank. Motion seconded.
7. Board discussion of lockbox.
8. Mr. Radack motioned to resolve that authorization which is Community Association, listed above, are granted the following powers on behalf of Management Company which is MCIA 1. To open any deposit accounts in the name of the management company. 2. To transfer funds such accounts to customers of Management Company and to endorse checks in order for the payment of money or otherwise withdraw or transfer funds on deposit with bank (Mutual of Omaha Bank). Motion seconded. All in favor. Motion approved.

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

1. Presented updated By-Laws for second vote required to amend By-Laws.
2. Mr. Jucker motioned to wave full presentation of By-Laws. Motion seconded. All in favor. Motion approved.
3. Mr. Ramsey motioned By-Laws submitted to MCIA Board for second vote be accepted. Motion seconded.
4. Board discussion.
5. Twenty-two (22) in favor. Two (2) opposed. Motion approved.

Ms. Ray motioned to adjourn at 10:00pm. Motion seconded and adopted.