

**Meyerland Community Improvement Association  
Board of Directors Meeting Minutes  
Monday, February 9, 2009**

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

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)
Mike Gavula (2)	Janel Monasterio	Sam Totah
Shirley Hou (2)	David Naff (1)	
Richard Jucker (4)	Gerald Radack (1)	

**Board members absent:**

Ben Adair (3) Patrick Cole (5) Lisa Murray (4)

\* *Excused and unexcused absences*

**Staff present:** Amy Hoechstetter Bob Marshall

**Staff absent:** Jim O'Rourke

**Visitors:** Steve Morgan, Jim Sherry, Jerry Goldman

**Call to order:**

President, Ms. Ruiz Mansfield called the Board meeting to order at the Jewish Community Center on February 9, 2009 at 7:30 PM. A quorum was present.

**Committee reports:**

A. Secretary's report: Elizabeth Ray, Secretary

1. Ms. Ray presented January Board minutes. Mr. Radack moved to waive reading of January minutes. Motion seconded. Motion adopted.
2. Mr. Aron motioned to approve minutes. Motion seconded. Motion adopted.

**Open Period:**

A. Jerry Goldman, Visitor

1. Provided information to start-up a volunteer Crime Prevention Citizen Patrol in Meyerland in conjunction with Houston Police Department (HPD).
2. Board discussion.
3. Ms. Mansfield requested Mr. Goldman communicate with MCIA Security Committee to recruit volunteers.
4. Ms. Hou will publicize the program on MCIA website and send an e-mail to residents.
5. Mr. Radack requested Mr. Goldman attend MCIA annual meeting to inform residents and recruit volunteers.

6. Mr. Marshall concerned with possible increased insurance cost. Ms. Mansfield requested Mr. Goldman check into how other neighborhoods handled the insurance question and follow up with the Security Committee.

B. Jim Sherry, Visitor

1. Mr. Sherry followed up on motion regarding his VA loan from December meeting.
2. Ms. Ray read motion "...for Mr. Jost to draft contract: \$2500. . .".
3. Mr. Jost provided explanation of how board determined \$2500 as amount by providing history of past and present loans. Last time VA loan was an issue was in 1993. The motion is a compromise in order to recognize Veterans.

C. Steve Morgan, Visitor

1. Requested board to give same consideration and compromise to his re-finance loan since his lender will not lend money in not in first position.
2. Mr. Marshall provided history of how dollar figure was determined to put money in escrow cover the maintenance fees in the past for VA loans.
3. Board discussion.
4. Ms. Ruiz discussed current policy has been sufficient in past, yet if Mr. Morgan's situation becomes a trend, the board will review policy for revisions if needed. Mr. Ruiz welcomed motions, yet stated preference to refer to committee.
5. Mr. Carter motioned for Mr. Jost to draft contract: \$2500.00 specific to Mr. Morgan's loan regarding subordination to first lien. Will have Title Company pay @ closing and garnish attorney fees at closing. Motion seconded.
6. Board discussion.
7. Mr. Jost explained if the board votes to approve Mr. Carter's motion, MCIA will "throw away" the first lien position that MCIA has had in place since the original deed restrictions were first approved from the 1950's. Mr. Jost recommended the board keep the rights MCIA has and keep first lien position since Mr. Morgan can find another lender. The situation was created by lender and not MCIA.
8. Board voted on Mr. Carter's motion. All opposed. Motion denied.
9. Ms. Ruiz stated the By-Laws and Legal committee will review policy if first lien position becomes a trend for future residents.

**Committee reports:**

A. President's report: Cynthia Ruiz-Mansfield

1. Reviewed Committee Preferences form and requested directors to complete form and send to Ms. Hoechstetter, General Manager or Ms. Ruiz.
2. MCIA Board retreat will be held April 4<sup>th</sup> at Salem Lutheran Church
3. Committee Chairs requested to provide summary of past year and current status by March 16<sup>th</sup>.
4. Dinner will include family members after MCIA meeting at retreat. Details of retreat will be forwarded to directors once new board is in place.

B. General Manager's Report: Amy Hoechstetter, GM

1. Invoices mailed to residents after correcting database error.
2. New system in place. Comments from residents are positive. System easier for office to follow up and track.
3. New non-published office phone #: 713.729.1723.

B. General Manager's Report: Amy Hoechstetter, GM (continued)

4. Requested volunteers to clean & organize office files on weekend.
5. Ms. Ludwick volunteered to shred confidential information free of charge.
6. Will recommend a new A.R. platform to board after reviewing for purchase at April meeting.
7. Mr. Pierre has one week to complete contract for office transition.
8. Due to residents receiving more information from the office and board, the phone calls to office have increased substantially, therefore another line was added.
9. Delinquency date was extended for invoices due to database mistake.

C. Publication's Committee: Shirley Hou, Chair

1. Written report provided and reviewed.
2. Annual Meeting will be held at Kolter Elementary @ 7:30pm on March 11<sup>th</sup>.
3. Power point presentation & will be posted on [www.meyerland.net](http://www.meyerland.net)
4. Ms. Hou requested one to three slides by March 8th from presenters.
5. Ms. Hou motioned to suspend Deed restrictions temporarily for week of March 6<sup>th</sup> to post Annual Meeting signs. Motion seconded. All in favor. Motion approved.

D. Legal: Lewis Jost, Attorney

1. Memo provided & reviewed regarding late fees.
2. Ms. Ruiz stated office staff will determine a fee schedule.
3. Board discussion.

E. Southwest Security Association (SSA) Report: Bob Marshall

1. Written reports provided.
2. Discussed addition of Meyercrest subdivision to constable program.
3. Board discussion.
4. Mr. Marshall stated residents under contract will not receive a refund although SSA received an additional \$5,700 from Meyercrest subdivision.
5. Mr. Marshall stated Meyercrest does not have a signed contract and are on a year to year basis without a cap to cost.
6. Ms. Ruiz requested Security Committee review and provide a Benefit Analysis and extended coverage area.
7. Mr. Marshall stated SSA is a separate board.
8. Mr. Totah requested follow-up on possibility of combining SSA and MCIA. Ms. Mansfield stated Security Committee will present a written report after reviewing options at future Board meeting.

F. Nominating Committee: Chris Bisel, Chair

1. Discussed committee's recommendation of Officers for 2009-2010 Board.
2. Ms. Ray will present to board on March 23<sup>rd</sup>.

G. Publications Committee: Gerald Radack, Chair

1. Meyerlander mailed to residents.
2. Meyerlander will be mailed after elections March 23<sup>rd</sup>.

H. Special Notification System: David Naff & Shirley Hou

1. Written report reviewed.
2. System designed to provide information on timely basis and not as an immediate Emergency Notice to residents.
3. Mr. Aron motioned to adopt version 2.0 Meyerland Residence Notification System Policy and Procedures. Motion seconded.

H. Special Notification System: David Naff & Shirley Hou (continued)

4. Board discussion.
5. Board voted on motion. All in favor. Motion approved.

**New Business:**

A. Mr. Radack

1. Requested ACC follow-up on lots undergoing new building due to mud on sidewalks and slippery conditions for residents.
2. Mr. O'Rourke on vacation this week. GM will request follow up from Mr. O'Rourke.

B. MCIA 2008-2009

1. Last official meeting for current board.
2. All outgoing directors thanked for their outstanding service this past year.

Mr. Bisel motioned to adjourn at 9:09pm. Motion seconded and adopted.

Prepared by  
Elizabeth Ray, MCIA Secretary