

**Meyerland Community Improvement Association
Board of Directors Meeting Minutes
Monday, August 10, 2009**

Board Directors Present:

Sidney Aron (1)	Ed Kile	Elizabeth Ray
Don Carter (1)	Mark Massett (1)	Cynthia Ruiz
Mike Gavula	Scott Minchen (2)	Traci Romero (3)
Shirley Hou	David Naff (1)	Lynn Steen
Richard Jucker (3)	Gerald Radack (1)	
Sondra Ludwick (1)	Ben Ramsey (1)	

Board members absent: (#) = Total meetings absent

Marvin Blum (3); Steve Morgan (2); Karen Vessels (3); Margo White (3)

Staff Present: Amy Hoechstetter; Jim O'Rourke (1)

Legal Present: Lewis Jost (1)

Visitors: Mr. Goldman, Mr. Evans, Mr. Marshall, Mr. Rose

Call to order:

President, Ms. Ruiz called the Board meeting to order at the Jewish Community Center on August 10, 2009 at 7:30 PM. A quorum was present.

Committee reports:

A. Secretary's Report: Ms. Ray, Secretary

1. Ms. Ray motioned to waive reading of July Board minutes. Motion seconded. Board voted. Motion approved.

2. Ms. Ray motioned to approved July minutes. Motion seconded. Board voted. Motion approved.

B. President's Report: Ms. Ruiz, President

1. Visitors recognized.

a. Mr. Larry Rose & Mr. Jerry Goldman provided update on Citizens on Patrol Program.

b. Submitted flyer & requested MCIA \$750.00 to mail flyer thru MCIA mail house.

c. Board discussion.

2. Mr. Naff motioned to approve up to \$750.00 postage for mail out Motion seconded. Motion approved.

3. Discussed open board seats.

4. Reminded board of MCIA Office printing if needed in regards to MCIA monthly board reports.

Committee reports:

- C. Treasurer's Report: Mr. Gavula, Treasurer
1. Mr. Gavula reported final Audit Report from Barry Wuntch & available for review online at www.meyerland.net .
 2. Mr. Gavula reported opening a Money Market account at CA Bank and plans to move \$250,000 from CHASE to CA @ 1.85% rate.
 3. Board discussed July budget.
 4. August budget will be revised to show budget to date in analysis.
- D. General Manager's Report: Ms. Hoechstetter, GM
1. GM reported \$871,995 received in Assessments (94%).
 2. 135 delinquent accounts turned over to Mr. Jost, MCIA Attorney.
 3. Ms. Hoechstetter reported VMS "live" date: 09/01/09.
 4. Ms. Hoechstetter reviewed Reserve Study and concluded MCIA does not need to increase Assessment Fees at this time and does not require bank loans.
 5. Board discussion.
 6. GM will send board an updated Reserve study prior to September 14, 2009 meeting.
- E. Southwest Security Association (SSA): Mr. Marshall, SSA Director
1. Mr. Marshall reviewed details of July Crime report.
 2. Mr. Marshall shared a letter of recognition regarding Deputy B. Lester from Office of Phil Camus, Constable Precinct
 3. Mr. Marshall reminded Board to encourage residents to call Constables first to report crime.
- F. Human Resources Ad-Hoc Committee: Ms. Sondra Ludwick, Chair
1. Ms. Ludwick stated the 90 Day Evaluation form is complete and a new Annual Performance review form will be presented to board in September '09.
 2. Ms. Ludwick provided update on Office Remodel/Reorganization Project with goal to have final bid to present to board in September '09.
 3. Ms. Ludwick stated working with Ms. Ray, Secretary on Historical Meeting Minutes Scanning Project with approximately twenty years scanned and backed up via DVD.
- G. Programs Committee: Ms. Hou, Chair
1. Ms. Hou submitted and reviewed new Welcome Packet and process.
 2. Ms. Hou motioned to adopt the new Welcome Packet format as the official publication for new residents of Meyerland. The old booklet will be retired and retained in the MCIA archives. Motion seconded.
 3. Board discussion.
 4. The Committee recommended the G.M. provide a monthly report to board of residents whom received Welcome Packet and a face to face visit with resident within two months by a section director.
 5. Ms. Hou stated the new Welcome Packet costs less to print than old version.
 6. Board voted on motion. None opposed. Motion approved.

Committee reports:

H. Litigation Update: Mr. Lewis, Attorney

1. Mr. Lewis provided update on Conner case.
2. Board discussion.
3. Ms. Ruiz, President, requested Mr. Lewis provide update at September meeting.
4. Mr. Lewis stated Demand letters to be mailed to delinquent accounts within one week.

I. Deed Restrictions Committee: Mr. Kile, Chair

1. Mr. Kile reported the committee is currently identifying standards for “problem” sidewalks, developing an enforcement process, and developing a rebate program.
2. Board discussion.
3. Ms. Ruiz, President, requested the committee meet and submit to board a complete plan for feedback at next board meeting (09/09).
4. Mr. O’Rourke stated ½” passed as criteria for sidewalk resolution.
5. Ms. Ruiz requested Ms. Ray, Secretary to research resolution and provide information to board.
6. Mr. Kile reported the City of Houston (COH) recognized the Sidewalk application for Lovett Elementary and requested the board address Herod and Kolter Elementary.
7. Ms. Ruiz requested the board review Mr. Kile’s committee report and comment. Sidewalk issue is priority for September ‘09 Board meeting.

J. Beautification Committee: Mr. Carter, Chair

1. Mr. Carter reviewed the proposed contract for Residential Marker construction.
2. Mr. Carter provided update on permits. Building sign permit approved. The Residential Markers are pending with the COH.

New Business:

A. Non-Profit Status: Mr. Radack, Director

1. A 501C has been filed with the state of Texas.
2. The GM is preparing a spreadsheet for potential refund of tax dollars paid in the past year(s).

B. Next Board meeting scheduled: 7:30pm - Monday, September 14, 2009 at the Jewish Community Center.

C. Committees scheduled to report in September:

1. Beautification
2. Deed Restriction Compliance
3. Legal
4. Programs
5. Human Resources
6. Security

Ms. Ray motioned to adjourn at 9:08pm. Motion seconded and adopted.

Prepared by: Elizabeth Ray, MCIA Secretary