

**Meyerland Community Improvement Association  
Board of Directors Meeting Minutes  
Monday, September 14, 2009**

**Board Directors Present:**

|                    |                   |                 |
|--------------------|-------------------|-----------------|
| Sidney Aron (1)    | Mark Massett (1)  | Ben Ramsey (1)  |
| Don Carter (1)     | Scott Minchen (2) | Cynthia Ruiz    |
| Mike Gavula        | Steve Morgan (2)  | Lynn Steen      |
| Shirley Hou        | David Naff (1)    | Margo White (3) |
| Ed Kile            |                   |                 |
| Sondra Ludwick (1) | Gerald Radack (1) |                 |

**Board members absent:** (#) = Total meetings absent

Marvin Blum (3); Richard Jucker (4); Elizabeth Ray (1); Traci Romero (4)

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

**Legal Present:** Lewis Jost (1)

**Visitors:** Ms. Linda Arnold, Mr. Bill England, Mr. Mike Evans, Mr. Bob Marshall, Mr. Maury Sklar, Mr. Sam Totah, Mr. Mike Woodward

**Call to order:**

President, Ms. Ruiz called the Board meeting to order at the Jewish Community Center on September 14, 2009 at 7:36 PM. A quorum was present.

Secretary's Report: Ms. Ruiz, President

- A. Ms. Ruiz motioned to waive reading of August Board minutes. Motion seconded. Board voted. Motion approved.
- B. Ms. Ruiz motioned to approved August Board minutes. Motion seconded. Board voted. Motion approved.

**Visitor Comments:**

- A. Mr. Woodward
  1. Gave a history of how Marilyn Estates and Barkley Square became part of Southwest Security Association (SSA) & how their assessments became mandatory.
  2. Voiced concern about MCIA Security Committee's recommendation about Constable Patrol.
  3. Requested for Meyerland to stay in contract with SSA through 2010.
- B. Ms. Arnold, Barkley Square resident
  1. Requested MCIA to consider giving other neighborhoods more time to make their own arrangements with SSA.
- C. Mr. Marshall, SSA
  1. Requested MCIA to keep good relations with politicians.

**Visitor Comments:**

- D. Mr. England, SSA
  - 1. Reminded the Board that security is not a Meyerland concern; it is a neighborhood concern.
- E. Mr. Totah, SSA
  - 1. Reminded the Board that security is not a Meyerland concern; it is a neighborhood concern.
- F. Mr. Evans, Meyerland resident
  - 1. Voiced concern about MCIA Security Committee's recommendation about Constable Patrol, especially about costs and security.
- G. Mr. Sklar, Marilyn Estates resident
  - 1. Requested Board members to think of the community.

**Committee reports:**

- A. President's Report: Ms. Ruiz, President
  - 1. Ms. Ruiz thanked all visitors for their input.
  - 2. Ms. Ruiz informed the Board that Karen Vessels has resigned from the Board. There is now a seat open in Section 2.
  - 3. Ms. Ruiz reminded that Board members are expected to attend Committee meetings and Board meetings. Absences are getting too high.
  - 4. Ms. Ruiz motioned to ratify the e-mail motion dated September 2, 2009 "I move the MCIA Board direct Southwest Security Association to reinstate the insurance coverages required in section 10 of the contract between SSA and MCIA. Should SSA not use their best efforts to do this as soon as possible MCIA should pursue all available means to accomplish the reinstatement of the insurance, including acquiring any additional coverage necessary to protect MCIA through our own insurance coverage and withholding that amount from the monthly payments owed to SSA for the remainder of the contract". Mr. Naff seconded motion. Board voted. Motion approved.
- B. Treasurer's Report: Mr. Gavula, Treasurer
  - 1. Mr. Gavula gave an update on bank account balances. Total balance is \$772,000.
- C. General Manager's Report: Ms. Hoechstetter, GM
  - 1. Ms. Hoechstetter gave an update about the VMS implementation timeline.
- D. Security Committee Report: Mr. Naff, Chair
  - 1. Mr. Naff reviewed the Constable Patrol Procurement Due Diligence Executive Summary (see handout).
  - 2. Ms. Ruiz invited attending visitors to discuss and address security issues with MCIA board by contacting the office and stated MCIA would be open and cooperative to address concerns.

**Committee reports:**

**D. Security Committee Report: (continued)**

3. Mr. Naff motioned for MCIA to contract directly with Precinct 5 for constable patrol services beginning 1/1/2010 and beyond. Mr. Massett seconded the motion.

a. Board discussion.

b. Ms. Ludwick provided information in regards to surrounding neighborhoods' security services.

c. Board voted. Motion approved.

4. Mr. Naff motioned that MCIA shall budget for the 2010 fiscal year a sum up to \$499,999 (current cost of \$470,000 plus 6% increase from the County) for Pct. 5 Constable patrol contract. MCIA President and General Manager shall immediately have authority to execute contracts with the County. Ms. Steen seconded motion. Board voted. Motion approved.

5. Mr. Naff motioned that the MCIA contract with Pct. 5 shall be negotiated in good faith to provide one sergeant and six deputies. The proposed contract service area for these deputies shall be Meyerland only. Ms. White seconded motion. Board voted. Motion approved.

6. Mr. Naff motioned that the MCIA Representatives to the SSA Board of Directors shall formally request the following on behalf of the MCIA Board of Directors:

- SSA shall credit MCIA its share of prepaid fees (reserves) against final SSA/MCIA contract payment due Nov. 2009.
- SSA shall refund any remaining balance of prepaid fees due MCIA after SSA fiscal year numbers are finalized but no later than 12/31/2009.

7. Mr. Aron seconded motion.

8. The total prepaid fees that MCIA shall receive to be calculated as follows: (SSA YE'09 Reserves x 2310 / total SSA households that paid in 2009). This should result in MCIA receiving between 70% and 80% of SSA reserves.

9. Mr. Gavula and Mr. Ramsey recused themselves.

10. Board voted. Motion approved.

**E. Southwest Security Association (SSA): Mr. Marshall, SSA Director**

1. Mr. Marshall reviewed details of August crime report.

**F. Human Resources Ad-Hoc Committee: Ms. Ludwick, Chair**

1. Ms. Ludwick reviewed the HR Committee's report on the MCIA office remodel. Ms. Ludwick passed samples of the fabric and a brochure of the office furniture.

2. Ms. Ludwick motioned to: Approve the proposed MCIA office remodel project, request an additional \$8,285.00 to implement the project, and give the President and Office Manager the authority to sign the necessary contracts to implement this project.

Mr. Aron seconded the motion. Board voted. Motion approved.

**Committee reports:**

G. Programs Committee: Ms. Steen

1. Ms. Steen gave an update on National Night Out. Residents who want to host a block party can sign up online at [www.meyerland.net](http://www.meyerland.net) or call the MCIA office. Information will be published about the event via Southwest News, the Meyerland web site, and an email blast.
2. Ms. Hou motioned to waive the 24-hour limit in the yard sign policy and allow the National Night Out signs to be placed out in the neighborhood on Friday, October 2, 2009. Mr. Aron seconded. Board voted. Motion approved.

H. Beautification Committee: Mr. Carter, Chair

1. Mr. Carter gave an update on the budget for the sign & residential markers. Breaking ground is slated to be February 2010 to allow time to identify utility lines in the ground. The City of Houston (COH) permit for the office sign on West Bellfort has been approved.

**New Business:**

A. Committees scheduled to report in October:

1. Deed Restriction Compliance
2. Legal

Ms. Ramsey motioned to adjourn at 9:40pm. Motion seconded and adopted.

Prepared by: Shirley Hou, Acting MCIA Secretary & Elizabeth Ray, MCIA Secretary