

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS  
MEMORIAL CHASE COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

**April 12, 2012**

**Fire Station – 9755 Landry**

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**CALL TO ORDER**

President Mikel Fontana called the meeting to order at 7:04 p.m. Board members in attendance were Norma Avila, Linda Bengé, and Celene Keserich. Drew Jones with Sterling Association Services and one resident were also in attendance.

**ADOPT AGENDA**

A motion was made, seconded and passed unanimously to adopt the agenda as presented.

**HOMEOWNER/GUEST INPUT**

No homeowner input.

**APPROVAL OF MINUTES**

The minutes of the March 8, 2012 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the final financial report for the month ending March 31, 2012.

**Collections** – Every past due account, not already at the attorney or pending as noted, had a past due notice letter sent out on February 15, 2012. There were two items in question on the attorney's report- Drew will check into them.

**Deed Restriction Report** – A review of the area was done and most notices are involving general lawn care. Notices will be sent this week.

**ACC Applications** – There were no ACC applications to review/approve. Residents are reminded that ACC forms must be submitted and approved prior to starting any projects. ACC forms should be submitted with all the required information including color samples. Forms are available online at [www.memorialchasecia.com](http://www.memorialchasecia.com).

**Monthly Invoices** - The board reviewed the monthly invoices and signed the association checks for their payment. Drew is going to investigate the Sterling check that was separated, however indicated payment for February and April, instead of February and March. The attorney check is still being held pending information we are waiting on regarding the bylaws.

## **OLD BUSINESS**

**HOA Law Changes/2012 Payment plan for unpaid association dues-** The Board agreed that we have meet the requirements for changes. By-law review is still be done by the attorney. In addition, board election and quorum questions have not yet been confirmed.

## **NEW BUSINESS**

**2012 Pool Schedule/Contract/Pool opening Party-** May 19, 2012 has been set as the pool party date. The party will take place from noon until 2:30pm. The pool opening schedule has been determined and will be posted soon. Pool tags have been received. Letters for donors were distributed to board members for requesting pool party door prizes. Letters will be sent to residents the week of April 15, 2012. Contract with Southwest is the same as last year. One estimate was received for the decking at the poolside—cost is approximately \$9000. A decision was made to buy mats for the pool this year and seek bids for repair next year. Last year the pool slide was damaged and review indicated that it could not be repaired. The Board discussed eliminating the slide or replacing it. A new slide will comply with current pool requirements. The board decided that a replacement slide should be installed prior to the pool party, cost approximately \$4,000.

**NEXT MEETING SCHEDULED May 10, 2012 at the Fire Station on Landry.**

ADJOURN

With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 7:41 p.m.

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Celene Keserich, Secretary