

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

**February 8, 2007**

**Krahn Elementary – 9755 Landry**

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**CALL TO ORDER**

A quorum having been established, President Mikel Fontana called the meeting to order at 7:30pm following the closing of the Annual Homeowners Meeting. Board members in attendance were Celene Keserich, Jill Chumley, Ken Schiller, Shirley Maxey and David Kopinitz. Also in attendance was one homeowner, and Drew Jones with Sterling Association Services, Inc.

**ADOPT AGENDA**

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

**HOMEOWNER/GUEST**

The board reviewed a email concerning some issues in the neighborhood. Residents are reminded contact 911 for emergency issues and or the non-emergency number to report and unusual activities. You may also request for our contract deputy to stop by to speak to you if needed.

**APPROVAL OF MINUTES**

A motion was made, second and passed unanimously to approve the minutes of the January 11, 2007 meeting.

**MANAGEMENT REPORT**

**Financial** – The board reviewed the financial report for the month ending January 31, 2007.

**Collections** – The board reviewed the current status of all past due accounts that have been turned over to the attorney for collection. 2007 Assessments are now past due and subject to additional fees including collection and attorney fees.

**Deed Restriction Report** – The board reviewed the monthly deed restriction report. Letters have been mailed as needed to address current deed restrictions.

**ACC Applications** – One ACC Applications was submitted and approved. Residents are reminded that ACC forms must be submitted and approved prior to starting any projects.

## **OLD BUSINESS**

**Playground Repairs**– Mikel reported that replacement of the ground cushion boarder will be completed the first quarter 2007. The project has been delayed due to recent weather. The park will be closed during the repairs.

**Deed Restriction** – The board continues to review the current letters used to notify residents of deed restriction violations. The board will complete a fast track program regarding repeated violations. The current focus is on repeated violations of General Lawn Care – Mowing / Edging. Draft letters will be completed and presented to the board for review. Any updates/modifications will follow the Declaration of Covenants, Conditions And Restrictions of the Association.

**Reserve Study**– The board will complete the review of the current reserve study for the association which includes projected replacement cost and remaining life of assets of the association in the first quarter of 2007.

## **NEW BUSINESS**

**2007 Board of Director Elections.** - The four board members were reelected for a two year term at the Annual Meeting. The board elected the following:

Mikel Fontana – President	Ken Schiller – Vice President
Celene Keserich – Secretary	Jill Chumley – Treasurer
Walter Belmore – Director	David Kopinitz – Director
Shirley Maxey – Director	

**2006 Year End Closing** -The board reviewed and approved the final reports for 2006 year end.

**Trash Collection** – Shirley suggested that trash holidays be posted so residents are aware of days that collection will not take place. The current dates for 2007 are New Years, Thanksgiving and Christmas. These are posed online and will be added to then next newsletter.

**NEXT MEETING SCHEDULED March 08, 2007, at the Fire Station on Landry at 7:00pm.**

## **ADJOURN**

With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 8:00 p.m.

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Celene Keserich, Secretary