

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

August 09, 2007

Residence of Celene Keserich - 9111 Southleigh

CALL TO ORDER

A quorum having been established, President Mikel Fontana called the meeting to order at 7:05pm. Board members in attendance were Celene Keserich, Ken Schiller, David Kopinitz and Shirley Maxey. Also in attendance were two homeowners, 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 INPUT

The board was asked how a homeowner might address concerns about vehicles parked in the street for extended periods and strange activities that might occur.

APPROVAL OF MINUTES

The minutes of the June 14th, 2007 and the minutes of the July 12, 2007 (with one correction) Monthly Homeowners Meeting were approved as submitted.

MANAGEMENT REPORT

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

Collections – The board reviewed the current status of all past due accounts as of July 31, 2008. Drew was asked to confirm the status of a couple accounts and to report back to the board.

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

ACC Applications – Two ACC Applications were submitted and approved by the board. 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.

OLD BUSINESS

ACC Form Processing– The ACC Form is being revised and will be posted on line as soon as it is completed. ACC Forms are reviewed at the monthly homeowners meeting scheduled for the 2nd Thursday of each month. Please make sure you submit your forms prior to the monthly meeting each month.

2007 Pool Opening Season – 2007 Regular Pool Season ends on Monday, August 27, 2007 with the start of the school. The pool will be open September 1st – 3rd for the Labor Day Holiday weekend.

NEW BUSINESS

Homeowner Comments / Concerns - The board discussed several email comments from homeowners regarding vehicles parked in the street and strange activities in the neighborhood. Residents should contact 911 if they have any concerns of strange activities in the neighborhood. Vehicles parked for an extend time in the street can be reported to the local deputy by calling the non emergency number.

2008 Budget / Assessment Planning – Mikel reported that the planning for the 2008 budget had began and plans would be to review the draft budget at the September meeting and to have it completed and approved by the October meeting. The 2008 Assessments rates will be approved at that time. The board will review all current contracts and yearly expenses to see if there are any cost savings. These would include our annual contract for mowing, pool, security, phone and electrical expenses.

NEXT MEETING SCHEDULED September 13, 2007, at the Fire Station on Landry – Meeting location subject to change due to the construction at the Fire Station.

ADJOURN

With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 7:45 p.m.

Celene Keserich, Secretary