

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

**January 08, 2009
Fire Station – 9755 Landry**

CALL TO ORDER

A quorum having been established, President Mikel Fontana called the meeting to order at 7:05 p.m. Board members in attendance were David Kopinitz, Jill Chumley, Kim Cluff and Celene Keserich. Two residents and Drew Jones with Sterling Association Services, Inc was also in attendance. Michael O’Neal the association attorney arrived at the meeting at 7:15 p.m.

ADOPT AGENDA

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

HOMEOWNER/GUEST INPUT

Michael O’Neal the association attorney attended the meeting to review the legal requirements and process for collection on past due accounts. Michael reviewed the process and made some suggestions to the board regarding the filing and collection process.

APPROVAL OF MINUTES

The minutes of the December 11, 2008 meeting were reviewed and approved as presented.

MANAGEMENT REPORT

Financial – The board reviewed and approved the final financial report for the month ending December 31, 2008

Collections – The board reviewed the current status of all past due accounts as of December 31, 2008. All past due accounts have been forwarded to the association attorney for collection. Past due accounts are subject to late fees, interest and attorney fees.

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 applications were reviewed with one being approved and the other being returned for additional information. 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.

OLD BUSINESS

Pool Repairs Pool repairs have been scheduled with Southwest Pools. The pump filters have been replaced and the pool plaster will be removed and replaced as the weather permits. Some additional repairs / additions required feature will be added when the plaster work is being done.

Board of Directors The open position on the board has been filled by Trey Kuykendall. The board welcomes Trey and encourages all residents that might be interested in severing on the board to attend the next meeting.

2009 Annual Meeting The 2009 Annual Homeowners meeting will be held on February 12, 2009 – 7pm at Krahn Elementary School. Meeting notices were reviewed and approved. These notices will be mailed to all residents and posted online.

Year End Close The board reviewed the preliminary year end reports and requested Drew to follow up on a difference in the year end totals.

NEW BUSINESS

Common Area Usage The Board reviewed the usage of the Common area as residents had asked about access to the tennis courts. The courts are locked during fireworks season as the discharging of fireworks in the court area will burn the painted service. To prevent the burning of the surface the courts are locked. Mikel reported that the courts are now unlocked. Repairs are being made to the court light as they have been damaged by abuse. Lighting has been restored and additional parts are on order to restore all of the east side lights.

2010 Security Contract Increase The board reviewed a letter that was mailed to all association that participates in the contract deputy programs. The letter from Mike Stafford, Harris County Attorney was to advise “that there may be a substantial cost increase in the contractor rate beginning with renewals for the 2010 calendar year. The board will review this with the other area associations that participate in the program plus requesting comments from MCCIA residents. This topic will be reviewed at the annual meeting in February and the board request comments for all MCCIA residents. Options could include an increase in annual assessments, a special annual security fee and or the dropping out of the program due to the high cost. Additional information will be coming.

**NEXT MEETING SCHEDULED February 12, 2009 at Krahn Elementary School
located at 9502 Edav.**

ADJOURN

With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 7:55 p.m.

Celene Keserich, Secretary