

**Minutes Of The Regular Meeting Of The Memorial Chase Community
Improvement Association Board Of Directors**

**January 9, 2021
Remote Meeting**

Call To Order

Mikel Fontana, President called the meeting to order at 7:00pm. Board members in attendance were Norma Avila, David Kenny, Annie Allen and Celene Keserich. Drew from Sterling ASI was also in attendance.

Adopt Agenda

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

Homeowner/Guest Input

None

Approval of Minutes

The December 2020 monthly board meeting minutes were approved.

Management Reports

Financial

The board reviewed the financial reports for December 31, 2020. Uncashed checks for 2018 & 2019 being researched.

Collections

Twelve 2020 accounts out of the total 235 are in review. Seven are currently being handled by the association attorney. Five additional accounts have been sent to the attorney or/on the attorney report.

Deed Restrictions

A review of the area was completed, and letters have been mailed.

ACC Applications

Two applications were submitted for review:

17019 Boyton – Roof – approved

9123 Southleigh – Replace Rotted Woodwork - approved

All ACC forms are required to be submitted with all the required information including actual color samples (if required) before any work begins. ACC forms are available online at www.memorialchacecia.com .

Monthly Invoices

The board reviewed and approved the monthly invoices and association checks.

Old Business

Missing Payments

Three payments are still pending from the five September payments that were lost in the mail. Attorney O'Neill continues to work with the residents on replacing the lost payments. These accounts have been added back to the attorney report.

Pool Plastering/Repairs

Based on observation; a quote is being requested for replating the pool. In addition, drain covers may be necessary for recertification. Southwest pools provided a bid for \$19,200 which the board approved. Additional repairs of the coping stones around the baby pool will also be done based on board approval. Work is currently in process and a water meter has been approved for using the hydrant to fill the pool. 12.10.2020 Few minor portions of repair to be completed and pump to be returned. 1.9.2021 There appears to be a leak in the pool and Southwest Pool Management is doing additional review to correct.

ACC Form Revision

The update to the current ACC form which will include the clarification of some requirements is still pending. Once the updates are completed the board will review the new form and it will be posted on the association web site. 12.10.2020 This will be completed by end of year. Confirm colors for fence stain allowed. 1.9.2021 Form has been completed for all approval of all exterior updates.

2021 Annual Meeting – Due to COVID restrictions the Annual Meeting will take place at the MCCIA common area (Park/Pool/Tennis Court Area). Masks will be required. More info to follow. 1.9.2021 The Annual Meeting will take place at the POOL COMMON AREA on February 11, 2021 weather permitting. (Alternate date February 18, 2021) Watch USPS mail for ballot and information.

New Business

Fee Schedule – Drew will be providing a list of the fees that are assessed due to late payments, etc. These will be posted on the MCCIA website www.memorialchacecia.com.

Next Meeting Scheduled

February 11, 2021 @ 7:00pm POOL COMMON AREA

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:23 pm.

Celene Keserich, Secretary