

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

**January 12, 2017
Fire Station - 9755 Landry**

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:00 p.m. Board members in attendance were Celene Keserich, Norma Avila, Linda Bengel, and David Kopinitz. Drew from Sterling ASI and two homeowners were in attendance.

ADOPTA AGENDA

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

HOMEOWNER/GUEST INPUT

None.

APPROVAL OF MINUTES

The minutes were approved.

MANAGEMENT REPORT

Financial– The board reviewed the financial report for the month ending December 31, 2016.

Collections– The board reviewed the current status of the past due accounts as of December 31, 2016. Three accounts remain pending at the attorney. Two additional accounts will be sent to the attorney for handling.

Deed restriction Report– A review of the area has been completed and letters will be sent out next week to residents as need for the various restrictions noted.

ACC Applications– There were no ACC application(s) to review/approve. All ACC forms must be submitted with all the required information including color samples before any work begins. Forms are available online at www.memorialchasecia.com.

Monthly Invoices - The board reviewed and approved the monthly invoices and association checks for their payment.

OLD BUSINESS

Pool Phone/Security System-As mentioned in the common area damage business, the board is considering a security system to the pool/court area. This in combination with the increasing phone costs (required at the pool for emergencies) may be beneficial and cost effective. Currently getting quotes which will be considered. One received is showing \$3743.16 for a complete commercial grade security system. We are waiting for additional quotes. Current coverage is being kept while we seek other options. 10/13/2016- Still waiting for additional bids. Also, Southwest Pool has been called regarding the pump at the pool which requires checking. In addition, we need to check on phone bill options again.

2017 Budget- We will review the budget for approval at the next meeting. We did not have a quorum to approve. The Budget was approved with votes being received via email from Board members.

Security- This will be addressed when additional new bids are received.

Phone – The Board agreed to get the contract for reduced rate. Drew has handled and new contract has been started.

Annual Meeting- February 9, 2017 scheduled to be held at the Fire Station on Landry.

NEW BUSINESS

2017 Outlook- A review of items to be replaced/repared during the 2017 year include: Playground equipment, wood fence in the play area, water leak in pump house, painting of the pool pump house exterior and the bathrooms, also fixture replacement in bathrooms.

NEXT MEETING SCHEDULED February 9, 2017 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 7:22 p.m.

Celene Keserich, Secretary