

Minutes Of the Monthly Meeting of The Memorial Chase Community Improvement Association Board of Directors

January 13, 2022
Remote Location

Call To Order

Mikel Fontana, President called the meeting to order at 7:00pm. Board members in attendance were Annie Allen, Norma Avila, Linda Bengel, Celene Keserich, Sanga Kuykendall and David Kenney. 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 31, 2021, monthly board meeting minutes were approved as presented.

Management Reports

Financial

The board reviewed the financial reports for December 31, 2021, which remain good. There is one \$.80 discrepancy being resolved.

Collections

Eleven accounts are past due and nine are at the attorney for handling. We are following up on one account and an invoice for further action on four homes have been received. We have already received over forty payments toward 2022 assessments (plus three received this evening and presented to Drew from ASI.)

Deed Restrictions

An inspection of the was completed. There are several (6) outstanding that will be addressed via certified mail for lack of ACC application to work completed and one outstanding violation. Drew will handle these.

ACC Applications

Two ACC application was submitted for review and approved:
17003 Fordingbridge Drive- slab and patio cover - Approved
9307 Fordingbridge Court – windows- Approved

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

Monthly Invoices

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

Old Business

Pool /Pumps Water Leak

There is currently a water leak which may be coming from the pool piping and or equipment in the pump room. Additional inspection to be done to locate and repair the leak. Leak detection and repair being planned. This is still not resolved.

2022 Annual Meeting

The Annual Meeting is scheduled to be held at the Fire Station. More to follow as COVID related guidelines mandate. Scheduled date is February 10, 2022, and notices will be sent to residents soon. Drew, ASI, to handle mailing.

New Business

MCHOA Inquiries- MCCA (our association name) is receiving multiple inquiries from MCHOA residents as they are unable to contact ASI for information. We have advised Drew that this is occurring and he will investigate it.

Common Area Mowing- Fence line was questioned by common area mowing vendor. This question should be made directly to the owner, not via association. Mowing of the area has now now been completed.

Excalibur Contract- We have signed the contract with Excalibur for a year so that we get substantial savings. The check will be presented and signed at the February meeting for payment. (They are our 'neighborhood mosquito spray' vendor.)

Next Meeting Scheduled

February 10, 2022 @ 7:00pm – Fire Station

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:29pm.

Celene Keserich, Secretary