

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

February 10, 2022  
Remote Location

## **Call To Order**

Mikel Fontana, President called the meeting to order at 7:05pm. Board members in attendance were Annie Allen, Norma Avila, 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 January 13, 2022, monthly board meeting minutes were approved as presented.

## **Management Reports**

### **Financial**

The board did not review the financial reports for January 31, 2022, as they were not provided by Sterling Mgmt. Board deferred financial review until next month.

### **Collections**

Nine accounts are on the attorney report with one paid to the management company. Future actions will be taken on the outstanding accounts.

### **Deed Restrictions**

An inspection of the area will be completed.

### **ACC Applications**

Three ACC applications were submitted for review and approved:

17002 Kirkchapel- fence - APPROVED

17002 Boyton – roof- APPROVED

9302 Kirkchapel –fence- 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](http://www.memorialchasecia.com) .

### **Monthly Invoices**

The Board was unable to review and approve the monthly invoices and associations checks as they were not presented by Drew from Sterling. They will be delivered to President Fontana on Friday, February 11, 2022 for review and signature.

## 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. 2/10/2022- Leak has been detected, concrete removal will be required with a quote cost of \$1800-\$2300. Board has approved with request of pictures to show leak and steps taken to repair. This may cause water bill to increase until repairs are complete.

**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 look into it. 2/10/22-President Fontana continues to get emails from MCHOA as they are unable to access their website for answers to questions. We have again advised that President Fontana is providing a courtesy response advising residents that they should direct all questions to Sterling Mgmt.

## New Business

### Board Position Appointments-2022—Current positions remain:

Mikel Fontana – President  
Linda Bengé- Vice President  
Celene Keserich- Secretary  
Norma Avila- Treasurer

Annie Allen-Trustee  
Sanga Kuykendall - Trustee  
David Kenney-Trustee

**Meeting Location Options 2022-** Due to continued concerns with COVID access to the Fire Station for meetings is still unavailable. Additional options are being considered for an alternate meeting location.

**Insufficient Funds Fees-** any fees charged due to funding should be reimbursed to MCCA via resident billing handled by Sterling Mgmt.

**Deposit Issues-** We have had several deposit discrepancies that Sterling Mgmt. has been unable to resolve. President Fontana has obtained the information from Sterling and resolved them. He is asking that management company take a more detailed stance of resolving issues at their end based on the fee that we pay for this service.

## Next Meeting Scheduled

March 10, 2022 @ 7:00pm – TBD

## Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:22pm.

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Celene Keserich, Secretary