

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

**February 12, 2009**

**Krahn Elementary School – 9502 Eday Drive**

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**CALL TO ORDER**

A quorum having been established, President Mikel Fontana called the meeting to order at 7:18p.m following the close of the 2009 Annual Homeowners Meeting. Board members in attendance were David Kopinitz, Jill Chumley, Kim Cluff, Trey Kuykendall and Celene Keserich. Drew Jones and his assistant with Sterling Association Services, Inc were also in attendance.

**ADOPT AGENDA**

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

**HOMEOWNER/GUEST INPUT**

None – Mikel did review a conversation with a resident regarding the lighting at the courts. David will be looking at what options we might have for new lights.

**APPROVAL OF MINUTES**

The minutes of the January 08, 2009 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the final financial report for the month ending January 31, 2009.

**Collections** – The board reviewed the current status of all past due accounts as of January 31, 2009. All 2008 past due accounts that are currently at the attorney will be updated to reflect their past due 2009 assessments. All past due accounts are subject to a \$25.00 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** –

One application was reviewed and approved for a new roof. 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](http://www.memorialchasecia.com).

## **OLD BUSINESS**

**Pool Repairs** Drew reported that Southwest Pool had submitted their final invoice for the pool repairs. Mikel requested the check to be held until it could be confirmed that all the work had been completed.

**Year End Close** The board will review the final 2008 year end reports at the February meeting.

**2010 Security Contract Increase** The board reviewed the 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. The board want to get homeowners input and suggest that this topic be included in the monthly news letter plus be added to the 2009 pool tag mail out. A survey will also be completed during the 2009 Pool Opening Party. 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.

## **NEW BUSINESS**

### **2009 Board of Directors Positions**

A motion and a second were made, for the current board officers positions to remain the same for 2009. All voted in favor for the positions as follows:

Mikel Fontana – President	David Kopinitz – Vic President
Celene Keserich – Secretary	Jill Chumley – Treasurer
Walter Belmore – Director	Kim Cluff – Director
Trey Kuykendall - Director	

The board suggested that the 2010 Annual Homeowners Meeting be held at the Fire Station on Landry. The suggestion will be considered prior to the meeting.

## **NEXT MEETING SCHEDULED March 12, 2009 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 7:35 p.m.

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Celene Keserich, Secretary