

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

February 13, 2025
Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:11 pm. Board members in attendance were: Norma Avila, Linda Benge, David Kenny 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

January 9, 2025 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The December 2024 final financials were reviewed. The large number of the 235 homes in the association have paid their 2025 dues. One additional payment was made at the meeting.

Collections

The current attorney report was reviewed. There are nine (9) accounts at the attorney. Additional fees for unpaid 2025 association dues will be accessed after all payments have been posted.

Deed Restrictions

The monthly report was reviewed. There are only two remaining storm damaged homes that need repair. Attorney follow-up action will occur as no response has been received to notices.

ACC Applications

The following ACC form(s) were reviewed and approved:

9306 Southleigh – repairs/home improvement

17015 Boyton- shed on slab.

Monthly Invoices

Checks were reviewed and signed by the board. Reminder to Sterling Mgmt. that we need the original invoice with the payment—not a copy due to charging fees. President Fontana requested that Drew provide information on the Crime Insurance Policy payment that was presented.

Old Business

Sterling ASI Invoice - Additional charge details are still pending.

2025 Annual Meeting – The Annual Meeting will be held on February 13, 2025, at the Fire Station.

Pool Pump Status- The pool pump is not working. Southwest Pools has been contacted to quote for repair/replacement.

New Business

Board Position Appointments-2025:

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

Annie Allen-Director
Sanga Kuykendall - Director
David Kenny - Director

Sterling ASI Pending Items - There are five pending items that Drew Jones will investigate and report on at next month's meeting. These continued errors are resulting in continued correction, by Board President, with vendors and bank to maintain order/timely payment to the association accounts.

The errors are:

- 1) Newest monthly increase in Sterling monthly service charge
- 2) May 2024 invoice for copying charges & November 2024 invoice for copying charges
- 3) Water bill invoice payment by unauthorized entity
- 4) check posted without information to our account
- 5) Two bank deposit errors (one overage and one under).

Next Meeting Scheduled

March 13, 2025 @ 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 7:49 pm.

Celene Kesperich, Secretary