

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

February 14, 2019

Fire Station – 9755 Landry

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:28 p.m. Board members in attendance were Anne Allen, Norma Avilas, Linda Benge, David Kenny, and Celene Keserich. Drew from Sterling ASI was in attendance and four residents were in attendance.

ADOPT A 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 January 31, 2019. The financials look good.

Collections- The board reviewed the status of the outstanding past due accounts as of January 31, 2019-- total of three (3) outstanding.

Deed restriction Report- A review of the area is completed and letters will be sent to owners as needed for the various restrictions noted. We will monitor the recurring deed restrictions and make a decision at the next meeting regarding lawyer handling.

ACC Applications- There were three (3) form(s) submitted:
9103 Kirkleigh- paint-pending approval awaiting color confirmation
17011 Kirkchapel- roof- approved
9111 Kirkleigh- paint and repairs- approved

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. Water bill for November is still to be reviewed-verify water usage or correction (Drew). Water bill has been reviewed and usage confirmed.

OLD BUSINESS

Common Area Improvements- The play area will require some new swing seats and review of slide walkway. 7.12.2018- quotes being obtained. Vandalism occurred and new hooks for the swings had to be replaced. Information is being reviewed regarding pricing. 7.12.2018- new swings and hooks ordered- awaiting receipt. Swings have been replaced. Also, play area modification needed on the slide structure- pending quote. We have received one quote. Seeking additional quotes. Drew will contact another vendor for quote 10.11.2018. Drew will make appointments for bids 11.8.2018. We have received two bids for the playground area-both include more work than we requested- one if for \$42,000 for full replacement and \$22,104 for partial replacement. The other is for \$23,923. We will be contacting each of them to restate our needs and discuss the requirements by law to ensure a fair and equitable bid is reviewed by the board. 12/13/2018. *Moving forward with one of the companies regarding the bid provided. Asking them for face to face visit so that they can walk us through what is proposed to be done in the park area for the bid described and if any other updates are required. 1/10/2019.* After several bids and a meeting with contractor- the following are being considered to be replaced due to required code requirements: ground cushioning/expand parameter, merry-go-round, slide structure, new park benches (2). The jungle gym is being removed. All repairs/replacements will then be compliant. Board will receive information for final decision. 2/14/2019

Fire Station Construction- 2019 Meetings- The new fire station is under construction and we will be able to continue to use it for meetings. President will advise Board if change of location is necessary.

NEW BUSINESS

HOA Board Elections- The current board members running for re-election were elected by acclamation for another term. The board reviewed and approved the following positions for the current board members:

Mikel Fontana – President	Linda Bengé – Vice President
Celene Keserich – Secretary	Norma Avilia – Treasurer
David Kenney – Director	Colin Kuykendall – Director
Annie Allen - Director	

NEXT MEETING SCHEDULED – March 14, 2019, 7pm, 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 7:57 p.m.

Celene Keserich, Secretary