

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

**March 12, 2020
9755-A Landry - Fire Station**

CALL TO ORDER

Mikel Fontana, President called the meeting to order at 7:01 p.m. Board members in attendance were Norma Avilas, Linda Bengé, and Celene Keserich. Drew from Sterling ASI and one (1) resident were in attendance.

ADOPT A AGENDA

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

HOMEOWNER/GUEST INPUT

Kandace Mobley expressed interest in becoming a board member. Colin Kuykendahl recently announced that his schedule would not allow him to continue on the board. The board motioned and agreed to replace Colin with Kandance as a board Director.

APPROVAL OF MINUTES

The Annual meeting and monthly minutes were approved.

MANAGEMENT REPORT

Financial

The board reviewed the financial report for February 29, 2020.

Collections

Five accounts are at the attorney to handle. Unpaid dues for 2020 were sent a late notice and fees via mail.

Deed Restrictions

A review of the area was done and letters have been sent.

ACC Applications

There was one (1) application submitted for review and or approval.
17015 Fennybridge-Windows- 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.

OLD BUSINESS

Lot Mowing

The lot directly behind the MCCIA courts has been mowed by MCCIA as it was not being maintained. Drew will follow up with the Water District in January 2020 to confirm who is responsible for the actual mowing. 2/13/2020 Drew has been in contacted with HC WCID 119 and they advised the mowing issue will be addressed. Future mowing will occur as needed. 3/12/2020 President Fontana advised that 90% of the mowing has taken place and will be maintained in the future.

POOL HARRIS COUNTY PERMIT

Southwest Pools advised the pending items will be completed in December 2019 and the actual inspection may not occur until 2020. They will keep the board updated on the status and outcome of the inspection. Still pending, may need to resurface pool this year. 2/13/2020- Inspection is scheduled for this week. 3/12/2020 Inspection is complete- issues included signage and postage of certification. Southwest Pools Mgmt. will complete the necessary upgrades to meet the certificate and post accordingly.

MISSING PAYMENTS There are five payments from September that were lost by Attorney O'Neil-we need status. Drew to follow up. 2/13/2020 Still no response. Continue to follow up. 3/12/2020 Drew confirmed that two replacement checks were received and that the outstanding items will be pursued.

POOL PLASTERING/REPAIRS Based on observation; a quote is being requested for replastering the pool. In addition, drains/drain covers may be necessary for recertification. Drew will handle this request. 3/12/2020 a bid in the amount of \$19,200 was received. Future review of past costs and any additional changes that might be needed are under consideration for handling after this year's pool season.

NEW BUSINESS

STORAGE At the next meeting, we will discuss Records retention and storage needs based on a request from Sterling Management. 3/12/2020 We have asked Drew to destroy any boxed items over seven (7) years old. We have asked that he keep one of those aged boxes and bring it to the next meeting for review. The cost to store at Sterling Mgmt. is \$5 per box per month. We have 7 boxes to store for a total of \$35 a month/\$420 per year. Suggestion was made to scan the items for reference rather than store. That is why the box review will be done-we can determine feasibility of scan cost versus storage.

INSURANCE RENEWAL a policy was presented for common area coverage renewal approval. A further look at the amounts listed for the coverage is being investigated further by President Fontana based on recent costs to replace/repair items listed. 3/12/2020 the premium for renewal was paid and we are continuing to compare costs vs. replacement as listed on the policy. We will be able to endorse the policy with any changes we determine.

EMAIL INQUIRIES- Email inquiries will be responded to if all the information necessary is included. Please be sure that your home address is part of the Memorial Chase Community Improvement Association. See the website for inquiry and map information.

NEXT MEETING SCHEDULED

April 9, 2020 @ 7pm 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 7:28 p.m.