

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

March 14, 2019

Fire Station – 9755 Landry

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:02 p.m. Board members in attendance were Norma Avila and Celene Keserich. Drew from Sterling ASI was in attendance and no 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 December 2018 final and the month ending February 28, 2019. The financials look good.

Collections- The board reviewed the status of the outstanding past due accounts as of February 28, 2019- total of three (3) outstanding.

Deed restriction Report- A review of the area will be done and letters will be sent to owners as needed for the various restrictions noted.

ACC Applications- There were two (2) form(s) submitted:
9111 Landry- Roof Replacement-approved
17003 Fenny Bridge-Siding replacement and paint- 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

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 *Proposal is approved and work is being scheduled for the park area.* 3/14/2019

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 for the April meeting.

ANNUAL MEETING FOLLOW UP- MAIL RETURNED- At the annual meeting it was brought to our attention that mail was returned to the resident. After further review, the zip+4 number was incorrect.

NEW BUSINESS

DEED RESTRICTIONS-RESIDENT COMMENTS FENCING-A specific situation was submitted to the Board for review involving fencing. After a review of the information received, the Board determined that the fence is the responsibility of both residents.

COMMON AREA FENCE DAMAGE-Damage has occurred again with several fence boards being kicked in to gain access to the park area. *If you see any vandalism in the common area, you are asked to call the sheriff's department and report the incident.*

NEXT MEETING SCHEDULED – April 11, 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 7:27 p.m.

Celene Keserich, Secretary