

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

April 10, 2014

The Fire Station -- 9755 Landry

CALL TO ORDER

President Mikel Fontana called the meeting to order at 7:12 p.m. Board members in attendance were Norma Avila, Linda Bengé, Kandace Mobley and Celene Keserich. Drew from Sterling and one resident were attendance.

ADOPT AGENDA

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

HOMEOWNER/GUEST INPUT

No homeowner input.

APPROVAL OF MINUTES

The minutes of the March 13, 2014 meeting were reviewed and approved as presented.

MANAGEMENT REPORT

Financial – The board reviewed and approved the financial report for the month ending March 31, 2014.

Collections – The board reviewed the current status of all five (5) past due accounts as of March 31, 2014.

Deed Restriction Report – A review of the area will be done this weekend. Letters will be sent to residents as needed for the various restrictions noted.

ACC Applications – There were two ACC applications to review/approve. 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.

Monthly Invoices - The board reviewed the monthly invoices and signed the association checks for their payment. Drew will have the management office look into the electrical late charges which appear monthly. In addition, the backup for the postage and copy charges will be presented at the next meeting.

OLD BUSINESS

Common Area Improvements- Tennis/Basketball Court: Drew acquired one quote and is waiting for another. Damage was done in the playground area to the fence. We have to

consider replacing the planks due to the spray paint damage that was covered up. We will get various quotes for an iron fence, board replacements, painting, and chain link fence to consider due to the repeated damage that is being done.

Bid to replace the playground fence with wrought iron is \$7350.00. Temporary fix at this point was to reverse the fence posts.

To re-paint our existing black wrought iron fence \$2950. We will see if this includes warranty information. Drew will continue to pursue.

2013 Pool Season – The 2013 Pool usage will be reviewed next year to see if any changes should be made to the pool hours in 2014. The pool information is inconclusive abased on the information that was provided from the Pool Management Company. We will advise pool management that they must complete the entry logs daily so we can determine usage. Drew has contacted the pool service and they advise that the pool is under warranty and will be inspected when the weather improves.

Pool is under warranty, what is management company plan to repair? We do not want this to interfere with our pool party in May. Pool Management Company is going to look at the pumps and hose seals in addition to all the other pool items to see what additional repairs need to be done.

Audit Target date- Both the audit and the taxes was completed for the year ending December 31, 2013 with no findings.

Trash can storage- We will continue a review of the neighborhood to ensure that cans are out of sight per the deed restrictions. Notice will be sent with the pool party notice via mail. Another copy will be provided with the pool party.

Tennis Court damage – Damage to the tennis court net, crank and cable have been repaired.

NEW BUSINESS

2014 Pool Season- This year's pool party will be on May 17, 2014 from Noon to 2:30pm. Food, soda and fun will provided! Pool will be open Saturday and Sunday, May 17 & 18. Additional information from the Pool Management Company will be sought in regard to various options for days/hour changes for this year's season.

NEXT MEETING SCHEDULED May 8, 2014 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 7:51 p.m.

Celene Keserich, Secretary