

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

April 11, 2013

Fire Station-9755 Landry

CALL TO ORDER

President Mikel Fontana called the meeting to order at 7:04 p.m. Board members in attendance were Norma Avila, Linda Bengel, Celene Keserich and David Kopinitz, Drew Jones with Sterling Association Services and one resident were also in 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 14, 2013 meeting were reviewed and approved as presented.

MANAGEMENT REPORT

Financial – The board reviewed and approved the final financial report for the month ending March 31, 2013. 18% of the association dues are still outstanding. Checks were signed for accounts with any credit due the homeowner.

Collections – The board reviewed the current status of all past due accounts as of March 31, 2013. Certified letters will be sent out after the pool party for any past due accounts.

Deed Restriction Report – A review of the area was done, letters will be issued for all violations noted. One item is still pending review.

ACC Applications – There were no 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.

OLD BUSINESS

Pool Area Quotes – We have received quotes for 16 lounge chairs and 6 chairs to be re-coated and re-strapped—Allied coating has provided an acceptable quote of \$205 for lounge chairs and \$130 per chair.

Annual Pool Party Notice—The annual pool party will be on May 18, 2013. Notices will be sent April 15, 2013 to residents. Pool tags have been purchased.

Annual Pool Party Door Prize Notice— The door prize letter was distributed to all in attendance to present to local vendors for participation.

NEW BUSINESS

Court Gate Repairs— Due to the continued damage in the court area, a quote to have the gate replaced or repaired has been received in the amount of \$650 which the board approved.

Deck Repair-Replacement Cost— The deck replacement quotes were received- Lone Star Home Maintenance had the best price at \$5000. Drew will confirm the materials are ‘deck grade’ before replacement is started.

2013 Pool Season— Consideration is being given to expanding the pool hours. The service we currently have provides coverage from Wednesday to Sunday from 2pm-8pm at a cost of \$23,000. An additional option would be Wednesday to Sunday from 12pm to 8pm at a cost of \$27,145. The last option is Tuesday to Sunday from 12pm to 8pm for \$30,000. At this time, we are going with the current option we have based on pool usage.

NEXT MEETING SCHEDULED May 9th, 2013 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 7:35 p.m.

Celene Keserich, Secretary