

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

April 13, 2017

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 Celene Keserich and Norma Avila. Drew from Sterling ASI and two homeowners were in attendance.

ADOPTA AGENDA

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

HOMEOWNER/GUEST INPUT

Homeowner Marshall Ault expressed interest in a board position. A motion was made to add Mr. Ault to the Board to replace Kandace Mobley, it was seconded and approved.

APPROVAL OF MINUTES

The minutes were approved.

MANAGEMENT REPORT

Financial– The board reviewed the financial report for the month ending March 31, 2017. The financials look good.

Collections– The board reviewed the current status of the past due accounts as of March 31, 2017. Four accounts remain pending at the attorney.

We have 235 homes in the association, of those thirty nine remain unpaid and five are partially paid for the 2017 year. The annual pool party is the *final pay date* before they are sent to the attorney for handling.

Deed restriction Report– A review of the area has been completed and twenty letters were sent to residents as needed for the various restrictions noted.

ACC Applications– There was one ACC application(s) to review/approve (17123 Kirkchapel/roof 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. Mikel asked Drew to check on an auto withdrawal from our bank account for the phone bill. All such transactions must be approved by the Board.

OLD BUSINESS

Pool Phone/Security System-As mentioned in the common area damage business, the board is considering a security system to the pool/court area. This in combination with the increasing phone costs (required at the pool for emergencies) may be beneficial and cost effective. Currently getting quotes which will be considered. One received is showing \$3743.16 for a complete commercial grade security system. We are waiting for additional quotes. Current coverage is being kept while we seek other options. 10/13/2016- Still waiting for additional bids. Also, Southwest Pool has been called regarding the pump at the

pool which requires checking. In addition, we need to check on phone bill options again. Resolution to the phone bill has been reached- next bills will be corrected to \$55 and additional credits will be provided on future bills.

Security- This will be addressed when additional new bids are received.

Phone – The Board agreed to get the contract for reduced rate. Drew has handled and new contract has been started.

2/9/2017 Drew will check into this again as the current phone bill still looks higher than anticipated. Resolution to the phone bill has been reached- next bills will be corrected to \$55 and additional credits will be provided on future bills.

Common Area Vandalism- The electrical box in the tennis/basketball court was damaged. In addition, some signs and the fence were damaged. Please continue to call the police when you see any unwanted activity at the common area.

NEW BUSINESS

Homeowner Concerns- Various inquiries from residents were received. The Board will review and address the issues listed. Trash service continues to place cans in the street and driveways. Drew will contact the Trash service rep to express complaint.

Annual Pool Party- The pool party will be held on May 20, 2017. Forms will be mailed to residents approximately April 20. We are in contact with the pool service to make sure that all is ready for the party. In addition, updates are planned to the lighting in the Girls/Boys & Pump room lighting. Additional updates in the bathrooms are being planned.

NEXT MEETING SCHEDULED May 11, 2017 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 7:29 p.m.

Celene Keserich, Secretary