

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

**May 8, 2014**

**The Fire Station -- 9755 Landry**

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**CALL TO ORDER**

President Mikel Fontana called the meeting to order at 7:04 p.m. Board members in attendance were Norma Avila and Celene Keserich. Drew from Sterling and two residents 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 April 10, 2014 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the financial report for the month ending April 30, 2014.

**Collections** – The board reviewed the current status of all five (5) past due accounts as of April 30, 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](http://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. One year warranty and reduce the estimate. 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 based 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.

Pool is under warranty, what is management company plan to repair? Pool work will be done week of May 12-14. Pool must be repaired prior to the pool party May 17 with Board approval by Thursday, May 15.

Price quote to replace one pump for \$1,630 or two for \$2,460, so we are going to replace them both.

Drew will confirm with Pool Management company that the drain covers need to be replaced every 5-7 years via verification. We want date information to be included on future repair bills so we can expense future replacement needs for the pool.

**Audit Target date-** The audit findings will be provided soon. The taxes were 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.

**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.

Effective June 7 the pool hours are closed Monday/Tuesday, 2-8pm on Wednesday-Friday and Saturday/Sunday 11-8pm.

## **NEW BUSINESS**

**NEXT MEETING SCHEDULED June 12, 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 7:27 p.m.

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Celene Keserich, Secretary