

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

May 10, 2012

Fire Station – 9755 Landry

CALL TO ORDER

President Mikel Fontana called the meeting to order at 7:00 p.m. Board members in attendance were Norma Avila, Linda Benge, and Celene Keserich. 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 April 12, 2012 meeting were reviewed and approved as presented.

MANAGEMENT REPORT

Financial – The board reviewed and approved the final financial report for the month ending April 30, 2012.

Collections – All accounts not paid are now past due and notices will be sent after the pool party.

Deed Restriction Report – A review of the area was done and notices ranged from fence repair needed, general lawn care to trailers parked improperly. Notices will be sent this week.

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. The pool lifeguard fee is being looked into to verify the amount being charged for May 2012. The attorney check is still being held pending information we are waiting on regarding the bylaws.

OLD BUSINESS

HOA Law Changes/2012 Payment plan for unpaid association dues- The Board agreed that we have meet the requirements for changes. By-law review is still be done by the attorney.

2012 Pool Schedule/Contract/Pool opening Party- May 19, 2012 has been set as the pool party date. The party will take place from noon until 2:30pm. The pool opening schedule has been determined and will be posted soon. Pool tags have been received. Letters for donors were distributed to board members for requesting pool party door prizes. Letters were sent to residents the week of April 15, 2012 and replies are being received.. Contract with Southwest is the same as last year. One estimate was received for the decking at the poolside—cost is approximately \$9000. A decision was made to buy mats for the pool this year and seek bids for repair next year. Last year the pool slide was damaged and review indicated that it could not be repaired. The Board discussed eliminating the slide or replacing it. A new slide will comply with current pool requirements. The board decided that a replacement slide should be installed prior to the pool party, cost approximately \$4,000- it will be installed before the pool party.

NEW BUSINESS

Gate Repair- The gate was not properly closing in the pool area. We got several bids, made a selection from those presented and are having repairs done so we are in compliance with security requirements for the pool.

Common Area Clean Up- The pool area has new mats in place. A new slide is being put in this week. The pool is being cleaned. The common area has had some bushes removed, fence boards replaced and the general area is being cleaned. The area has been mowed.

NEXT MEETING SCHEDULED June 14, 2012 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 7:21 p.m.

Celene Keserich, Secretary