

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

**May 12, 2011**

**Fire Station 33 – 9755 Landry**

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**CALL TO ORDER**

President Mikel Fontana called the meeting to order at 7:00 p.m. Board members in attendance were Linda Bengé, David Kopinitz, and Celene Keserich. Drew Jones with Sterling Association Services, Inc and two residents were also in attendance.

**ADOPT AGENDA**

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

**HOMEOWNER/GUEST INPUT**

One homeowner noted that Republic garbage is leaving cans in the street after collection. Drew will contact the company and advise them of this situation.

**APPROVAL OF MINUTES**

The minutes of the March 10, 2011 and April 14, 2011 meetings were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the final financial report for the month ending April 30, 2011.

**Collections** – The board reviewed the current status of all past due accounts as of April 30, 2011.

**Deed Restriction Report** – An inspection of the neighborhood has been made and letters will be mailed out as needed.

**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](http://www.memorialchasecia.com).

**Monthly Invoices** - The board reviewed the monthly invoices and signed the association checks for their payment. The Tara Energy bills will be reviewed due to incurred late fees.

## **OLD BUSINESS**

**Reserve Study** –The revised reserve study showed that we were two payments short, so two transfers were done and we are now current.

**2011 Pool Party-** The 2011 Pool Opening party will be on Saturday May 21<sup>st</sup>- from 12 noon –2:30pm. The pool will remain open until 8pm. The Pool Notice was sent to all MCCIA residents. Information was also posted online. Southwest Pool Management has signed the pool contract for 2011.

**2011 Mowing Contract**—The contract has been picked up effective May 01, 2011 by a new vendor.

**Common Area Damage-** We continue to ask that all residents report any suspicious activity in the park, pool or court area to the Sheriffs department.

## **NEW BUSINESS**

**Randall's Program** – We received a rebate check from our neighborhood Randall's card users.

**Common Area-** A review of the pool area indicates the need for some replacement boards. This will be completed before the pool party.

**Collections** – Past due notices will be sent out again after the pool party for those who are not current on the Association Fees.

**Attorney Fee Review-** The board has asked Drew to contact some additional attorneys to see how their fees align with what we are currently paying.

**Pool Party-**Donation letters were sent to vendors but very few responses have been received. Items have been purchased for door prizes. Food will be purchased on Friday before the party.

## **NEXT MEETING SCHEDULED June 9, 2011 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 7:24 p.m.

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Celene Keserich, Secretary