

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

May 12, 2016

Fire Station – 9755 Landry

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:00 p.m. Board members in attendance were Annie Allen and Norma Avilia and one Guest, Kay Serventi with Republic Waste. Drew from Sterling ASI was in attendance.

ADOPTA GENDA

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

HOMEOWNER/GUEST INPUT

None.

APPROVAL OF MINUTES

The minutes were approved.

MANAGEMENT REPORT

Financial – The board reviewed the financial report for the month ending April 30, 2016.

Collections – The board reviewed the current status of the past due accounts as of April 30, 2016. Current outstanding accounts will be sent to the attorney for handling. All past due account for 2016 assessments will be forward to the attorney for collections in June.

Deed Restriction Report – A review of the area was completed and letters will be sent out to residents as needed for the various restrictions noted.

ACC Applications – There were three ACC application(s) to review/approve, two were approved and one was disapproved pending additional information. One additional ACC form is pending board review. 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.

OLD BUSINESS

POOL DRAIN COVER INVOICE - Still pending Pool company researching for documentation. Board has sent email to follow up with Southwest Pools for response to our inquiry.

Association Document Retention - Drew confirmed that deed restriction documents are retained for one year. We requested that all ACC forms are retained for future review/research. The Board will begin an electronic record file to maintain ACC forms and deed restriction letters in addition to the Management company file for future reference. Process is pending.

Annual Pool Opening Party – Pool party will be held May 21st, notice was mailed along with deed restriction info letter to all residents. The pool party will be from 12noon to 2:00pm pool tags will be available during the pool party.

NEW BUSINESS

Trash Service – Republic Service representative attending the meeting to discuss the current service and the issue of trash cans and recycle bins being left in the streets after they are emptied. HC WC ID 119 holds the contract for trash and recycling the Memorial Chase. The representative advised that she would check into the issue and could be contact if any issues come up. Residents that need a recycling bin can contact MCCIA and we can work to get a bin dropped off.

Common Area Fence Damage – Emergency repair were made to the pool fencing which was found when several people were found in the pool area. The court fencing was also found when a large group was inside the fenced courts and found not to have key access. HC Precinct 4 was contact and responded to the Common Area. The non MCCIA residents were advised that they were trespassing and they were not allowed in the locked courts. Access to the courts are for those MCCIA residents that have been issued a key to the courts. MCCIA residents cannot be a guest to other MCCIA residents and allowed access to the courts. All MCCIA residents must enter the court with their issue key. Key information is available online and keys will be collected from any resident that is found to abuse and or fail to follow the court guidelines.

Court Usage Modification – To prevent possible injury the basketball goal that is near the pool deck will be closed during the times that the pool is open. Residents can continue to use the court opposite the pool area while the pool is open. Both goals can be used when the pool is closed.

Randalls Remarkable Program – The association currently has \$ 6.78 in credit in this program – when the amount reaches \$25 a check will be forwarded to the association.

Mosquito Spraying – The board approved one additional spray of the neighborhood each week for the next four weeks in an effort to address the mosquito in the area.

NEXT MEETING SCHEDULED June 09, 2016 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 7:45 p.m.

Celene Keserich, Secretary