

Minutes Of The Monthly Meeting Of The Memorial Chase Community Improvement Association Board Of Directors

May 13, 2021
Remote Meeting

Call To Order

Mikel Fontana, President called the meeting to order at 7:00pm. Board members in attendance were Norma Avila, David Kenney and Celene Keserich. Drew from Sterling ASO was also in attendance.

Adopt Agenda

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

Homeowner/Guest Input

none

Approval of Minutes

The April 2021 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The board reviewed the financial reports for April 30, 2021. There are 10 checks from 2018-2020 not cashed – these will be voided.

Collections

Pending accounts are in review. There are 8 at the attorney: 3 title reports, 1 judgement and 4 others.

Deed Restrictions

An inspection of the area was completed, and letters have been mailed.

ACC Applications

Six application was submitted for review:

- 9123 Newkay - Roof – Approved
- 9115 Landry – Roof – Approved
- 9107 Landry – Roof – Approved
- 17003 Highworth – Fence – Approved
- 9114 Landry – Fence – Approved
- 17023 Fordingbridge – Fence - Approved

All ACC forms are required to be submitted with all the required information including actual color samples (if required) before any work is scheduled. ACC forms are available online at www.memorialchasecia.com .

Monthly Invoices

The board reviewed and approved the monthly invoices and associations checks. Several checks were not presented for payment. President Fontana has asked for blank checks to have on hand when checks are not presented from property management as this is happening frequently. Drew is still investigating a prior check we held due to MAIL OUT MISC EXP in the amount of \$117.

Old Business

Pool Plastering Repairs

Final installation of the second pool ladder and installation of several new tiles is pending. Follow up will take place with Southwest Pool Management after the current weather issues pass. Minor items pending and now have been completed

Fee Schedule

Drew will provide a list of the fees that could be accessed to residents and or added to their accounts. The list will be posted on the association website. 3.11.2021 still pending receipt from Drew. *4/8/2021 Still pending from Drew. 5.13.2021 Fee listing received but President Fontana advised that if fee is charged and not shown on the listing Sterling will have to offset. Only those listed will be due.*

2021 Past Due Account Status

Drew will be working with attorney on the 2020 past due accounts. In addition, the thirty (30) 2021 past due accounts will be receiving late notices for payment due.

Common Area Repairs-

Due to continued vandalism to the fence in the playground area we will be getting quotes for a new fence. 5.13.2021 – new fence is being installed and one tree is being cut down as it interferes with the fence line. In addition, the tree in the park area is being trimmed and the fence in the entrance to the park is being replaced. In addition, we will also be getting a quote for power coating the pool chairs - 5.13.2021 quote was received, and chairs will be recoated and returned when completed

New Business

2021 Pool Season

Pool tags will be handed out on 5/22/2021 from 10am to Noon at the pool area. The pool will open on Saturday, May 30th for the Memorial Day weekend. Regular pool season will start on June 3rd with the pool being open Wednesday – Sunday 2:00pm to 8:00pm. 2021 Pool tags required to enter the pool area. The pool contract has been renewed with Southwest Pools.

Residents Inquiries from Sterling

President Fontana requested what the process was for handling as it seems several complaints from residents have been received about no call backs or misinformation. Drew advised that he has a new assistant , James, and we should see improvement.

Pending Sterling Checks – Outstanding Questions on Charges

Drew to review and clarify.

Monthly Sterling Individual Charges Details Required

Board requested info on all charges presented.

Next Meeting Scheduled

June 10, 2021 @ 7:00pm – location to be announced and posted online.

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:34pm.

Celene Keserich, Secretary