

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

**June 9, 2011**

**Fire Station 33 – 9755 Landry**

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**CALL TO ORDER**

Secretary Celene Keserich called the meeting to order at 7:00 p.m. Board members in attendance were Linda Benge and David Kopinitz. Drew Jones with Sterling Association Services, Inc and three 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 has improved somewhat with their collection. Drew asked that we continue to watch and let him know if no improvement is seen.

**APPROVAL OF MINUTES**

The minutes of the May 12, 2011 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the final financial report for the month ending May 31, 2011.

**Collections** – The board reviewed the current status of all past due accounts as of May 31, 2011. There are 18 accounts that owe \$100 or more.

**Deed Restriction Report** – The neighborhood inspection will be done by end of month.

**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. Drew advised he had replied to Mikel regarding the Tara Energy 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 was held on Saturday May 21<sup>st</sup>- from 12 noon –2:30pm. It was a great day! Our residents enjoyed door prizes, food and fun! 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. First check for payment (#5346) was mailed on May 31, 2011. If check is still not received by June 13, 2011, Drew asked that we request replacement.

**Common Area-** Damaged pool deck boards were replaced prior to the pool party.

**Collections** – Past due notices were to be sent out again after the pool party for those that are not current on the Association Fees. Drew will verify that this was done.

**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. Drew presented us with an option to our current attorney. The Board will discuss at the next meeting in regard to remaining with current option or changing.

## **NEW BUSINESS**

9306 Fordingbridge Court Request—based on information presented, the Board agreed to waive the fees that were assessed to this residence account. Drew will handle.

**NEXT MEETING SCHEDULED July 14, 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 7:38 p.m.

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Celene Keserich, Secretary