

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

June 10, 2021

9755-A Landry - Fire Station

Call To Order

Mikel Fontana, President called the meeting to order at 7:00pm. Board members in attendance were Annie Allen, Norma Avila, Linda Benge, David Kenney and Celene Keserich. Drew from Sterling ASO was not 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 May 2021 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The board reviewed the financial reports for May 31, 2021.

Collections

Pending accounts are in review. We have 235 homes in our association, 24 are pending, 8 are at the attorney: 3 title reports, 1 judgement and 4 others. Still one outstanding account that needs to be verified with Drew from Sterling before the next meeting.

Deed Restrictions

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

ACC Applications

Three application was submitted for review:

9314 Bampton – fence - Approved

9310 Bampton - fence – Approved

9103 Kirkleigh – painting – 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 was unable to review and approve the monthly invoices and associations checks as Drew was unable to attend the meeting. There was March 2021 Sterling check that was voided due to no back up received to substantiate charges.

Old Business

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.
6/10/2021 Board confirmed that fee schedule as presented will be the only ones that are approved for payment as of 6/1/2021.

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. *6/10/2021 this is completed.*
In addition, we will also be getting a quote for repowdering the pool chairs -5.13.2021 quote was received and chairs will be recoated and returned prior to pool opening. *6/10/2021 Chairs will be returned within the next week.*

Pending Sterling Checks – Outstanding Questions on Charges

Drew to review and clarify. *6/10/2021 not at meeting-- will handle at next meeting.*

Monthly Sterling Individual Charges Details Required

Board requested info on ALL charges presented. *6/10/2021 Drew not at meeting –will handle at next meeting.*

New Business

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. *6/10/2021 still not satisfactory-- misinformation, no call backs, and Board is not receiving copies of inquiries. In addition, handling of deed restrictions is not noted in resident file. No log or info to verify. Also, delay in approval from Sterling regarding ACC forms to resident and done via email! Board agreed to consider requesting meeting with upper management at Sterling to validate problems we are having if resolution is not seen by next meeting.*

Pool season Status

The pool is open and all eligible requested pool tags have been distributed. We will continue to monitor pool guidelines in place based on CDC guidelines.

Next Meeting Scheduled

July 8, 2021 @ 7:00pm – Fire Station.

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:44pm.

Celene Keserich, Secretary