

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

**June 12, 2014**

**The Fire Station -- 9755 Landry**

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**CALL TO ORDER**

President Mikel Fontana called the meeting to order at 7:02 p.m. Board members in attendance were Kandace Mobley, Norma Avila and Celene Keserich. Drew from Sterling and one resident were attendance.

**ADOPT AGENDA**

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

**HOMEOWNER/GUEST INPUT**

No homeowner input.

**APPROVAL OF MINUTES**

The minutes of the May 8, 2014 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the financial report for the month ending May 31, 2014.

**Collections** – The board reviewed the current status of all five (5) past due accounts as of May 31, 2014. One of the accounts is in the process of making payments. Three of the accounts will be taken to the next step by the attorney. All the current past due accounts over a hundred dollars will be sent a certified letter; those under a hundred will be sent a late notice via regular mail.

**Deed Restriction Report** – A review of the area will be completed by the weekend. Letters will be sent to residents as needed for the various restrictions noted. Trailer violations, mowing, fence repair and various repairs were noted to date. Further action will be taken on several accounts as no action has been taken to resolve long standing issues.

**ACC Applications** – There were one ACC application(s) 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.

**OLD BUSINESS**

**Common Area Improvements-**

To re-paint our existing black wrought iron fence the revised quote is \$2500 for marine grade paint with a one year warranty. We agreed to go forward with this improvement.

Four new lights were purchased for Pump room area at the Pool. They will be installed tomorrow.

The net at the Tennis Court was damaged again, however we were able to fix them for a minimal charge.

**Pool Plaster Discoloration and Warranty –** Pool work will be verified by Drew with the pool company. He will also question the newest bill showing drain replacement and umbrella.

Price quote to replace one pump for \$1,630 or two for \$2,460, so we agreed to replace them both.

Drew will confirmed with Pool Management Company that the drain covers need to be replaced every 7 years. The replacement drains are good until 2016.

**Trash can storage-** We will continue a review of the neighborhood to ensure that cans are out of sight per the deed restrictions. Notice will be sent with the pool party notice via mail. Another copy was provided with the pool party. We will continue to monitor the situation.

**Pool Opening Party-** This year's pool party was held on May 17, 2014 from Noon to 2:30pm. Food, soda and fun were provided! It was a great success. Additional information from the Pool Management Company will be sought in regard to various options for days/hour changes for this year's season. In July we are going to review the log to see what pool usage has been for the month. The pool hours are closed Monday/Tuesday, 2-8pm on Wednesday-Friday and Saturday/Sunday 11-8pm.

## **NEW BUSINESS**

**Park Area-** Due to the continued vandalism and afterhour's activity at the park, Drew will pursue a quote for a motion detector vapor light set up in the pool area which will shine in the park area.

**NEXT MEETING SCHEDULED July 10, 2014 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 7:44 p.m.

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Celene Keserich, Secretary