

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

**June 13, 2019**

**17003 Boyton Lane (due to Fire Station construction)**

**CALL TO ORDER**

Mikel Fontana, President called the meeting to order at 7:03 p.m. Board members in attendance were Linda Benge, Norma Avila, David Kenney and Celene Keserich. Drew from Sterling ASI was in attendance and no residents were in attendance.

**ADOPTA AGENDA**

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 May 31, 2019.

**Collections-** The board reviewed the status of the outstanding past due accounts as of May 31, 2019. Any account with a balance of \$250 plus to be given to the attorney for handling.

**Deed restriction Report-** A review of the area was completed and restrictions addressed.

**ACC Applications-** There were three (3) form(s) submitted:

9103 Landry Blvd. – pool plastering- approved

9103 Kirkleigh – fence -approved

9315 Bampton Drive-Painting- approved

All 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](http://www.memorialchasecia.com).

**Monthly Invoices -** The board reviewed and approved the monthly invoices and association checks for their payment.

**OLD BUSINESS**

**Common Area Improvements-** The play area will require some new swing seats and review of slide walkway. 7.12.2018- quotes being obtained. Vandalism occurred and new hooks for the swings had to be replaced. Information is being reviewed regarding pricing. 7.12.2018- new swings and hooks ordered- awaiting receipt. Swings have been replaced. Also, play area modification needed on the slide structure- pending quote. We have received one quote. Seeking additional quotes. Drew will contact another vendor for quote 10.11.2018. Drew will make appointments for bids 11.8.2018. We have received two bids for the playground area-both include more work than we requested- one if for \$42,000 for full replacement and \$22,104 for partial replacement. The other is for \$23,923. We will be contacting each of them to restate our needs and discuss the requirements by law to ensure a fair and equitable bid is reviewed by the board. 12/13/2018. Moving forward with one of the companies regarding the bid provided. Asking them for face to face visit so that they can walk us through what is proposed to be done in the park area for the bid described and if any other updates are required. 1/10/2019. After several bids

and a meeting with contractor- the following are being considered to be replaced due to required code requirements: ground cushioning/expand parameter, merry-go-round, slide structure, new park benches (2). The jungle gym is being removed. All repairs/replacements will then be compliant. Board will receive information for final decision. 2/14/2019 Proposal is approved and work is being scheduled for the park area. 3/14/2019. *New net was put on tennis court. Playground area: Payment made, equipment on order and timeline is being provided by contractor for work and completion date.* 4/11/2019 Discussion with contractor to see if work can be successfully completed before pool party—if not construction will be done after party. 5/9/2019 **ALL WORK HAS BEEN COMPLETED.** 6/13/2019

**ANNUAL POOL PARTY-** Even though the weather didn't fully cooperate, we appreciate all those that came to help us celebrate the pool opening party!

**POOL TAG UPDATE-** tags have been provided to all those that requested based on eligibility.

**PUMP ROOM DOOR REPLACEMENT-** The door to the pool pump room needs replacement. We have received an estimate and are approving the replacement prior to the pool party if possible. Cost is \$1,100. ***Door has been replaced.*** 6.13.2019

## **NEW BUSINESS**

**COMMON AREA REPAIRS- COURT REPAIRS-** The Board has asked that the management company get a quotes on the filling of crack s and repaint as is from vendor.

**WATER FOUNTAIN TO BE REPLACED-** The fountain was ordered and will be installed. Precautions will be taken during the winter to prevent freezing of components.

**POOL GUEST GUIDELINES-** The Board discussed the guidelines which will be established in light of the many unfortunate pool incidents occurring countrywide- i.e. drownings & incidents. They are being written and will be published.

**POOL PHONE REPAIRS-** Board have advised the Pool Management Company to report any outages or needs in regard to the pool phone required by law.

**RESIDENT CONCERNS-** The Board discussed a concern that was submitted. Association handling and our guidelines are consistent with Texas law.

**NEXT MEETING SCHEDULED** – July 11, 2019, 7pm, location will be determined and advised.

## **ADJOURN**

*With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 7:43 p.m.*

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Celene Keserich, Secretary