

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

June 13, 2024

Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:04pm. Board members in attendance were Norma Avila, Linda Benge, Anne Allen and Celene Keserich. Drew from Sterling ASI was also in attendance.

Adopt Agenda

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

Homeowner/Guest Input

No homeowners attended the meeting.

Approval of Minutes

The May 13, 2024 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The May financials look good.

Collections

The current attorney report was reviewed, and it looks good. Nine existing accounts are at the attorney's and all remaining unpaid accounts were sent to the attorney for handling. Required 209 Letters have been mailed out for the current 2024 outstanding accounts.

Deed Restrictions

The monthly report was reviewed for letters that had been issued for violations.

ACC Applications

Four emergency repair forms were approved:
17031 Fenny Bridge- Storm damage-approved
9302 Kirkchapel Court-fencing-submitted
9306 Kirkchapel Court – fencing- ACC waived
9102 Kirkleigh-fencing-ACC form pending

Eight ACC applications were submitted for review.

17010 Fenny Bridge- fencing-denied as submitted-incomplete
9315 Bampton -fencing -approved
17123 Kirkchapel – painting -approved
9306 Landry – roofing- approved
17014 Boyton Lane-Fencing – approved
9402 Halkirk-replace siding/trim as needed and painting-approved
9202 Newkay-fencing-approved
17038 Fording Bridge- roofing-approved

Monthly Invoices

Checks were reviewed and signed by the board. Check for Sterling monthly additional fees was not signed as it indicated more copy items than we have residents. Drew will look into this and advise.

Old Business

ATT updated Invoice credit of \$ 148.00 has been received. We will watch for check issuance as we have cancelled service with them.

Pool Pump Repairs – Pool pump repairs have been completed and leak detection located two leaks that have now been repaired.

Common Area Repairs – Roofing replacement is scheduled (weather permitting) for the week of June 16th.

2024 Annual Pool Opening Party – Party was held on Saturday, May 18th from 12 noon to 2:00pm. Pool party went well – tags were picked up and hot dogs, chips and water were served. A fun sunny day for all!

New Business

Pool Tag Request For MCHOA—we continue to get requests from MCHOA residents for pool tags. We cannot provide tags for other pools. Drew will advise Sterling of this ongoing issue.

Homeowner Calls To Sterling ASI- Sterling Management handles both associations—MCCIA and MCHOA. Sterling should be asking the callers address and confirm what Association they are part of prior to providing incorrect information. We will conduct a test to determine how they are handling calls. Drew will check into this from the Sterling side.

Deed Restriction - MCCIA inquiries should be handled when Sterling Mgmt. receives calls from residents and or they can be referred to the association email address for additional information.

Payment Posting Process- Drew reported that deposits are made by Sterling on a regular basis and should be posted in 7-10 days from receipt to bank handling.

Next Meeting Scheduled

July 11, 2024 @ 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 7:27pm.

Celene Keserich, Secretary