

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

July 8, 2010

Fire Station 33 – 9755 Landry

CALL TO ORDER

President Mikel Fontana called the meeting to order at 7:00 p.m. Board members in attendance were Linda Bengé, Jill Chumley, Kim Cluff, David Kopintz and Celene Keserich. Drew Jones with Sterling Association Services, Inc and one resident were also 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 minutes of the June 10, 2010 meeting were reviewed and approved as presented.

MANAGEMENT REPORT

Financial – The board reviewed and approved the final financial report for the month ending June 30, 2010.

Collections – The board reviewed the current status of all past due accounts as of June 30, 2010. Accounts showing a credit amount are to be issued checks with the exception of one resident who prepaid their 2011 dues.

Deed Restriction Report – The board reviewed the monthly deed restriction report. Due to the recent rainy weather conditions, an additional check will be done this weekend (July 11/12). Letters will be mailed as needed to address deed restrictions.

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.

Monthly Invoices The board reviewed the monthly invoices and signed the association checks for their payment.

OLD BUSINESS

Year End Close The board will review the final 2009 year-end reports at the June meeting. Drew will need to provide details on the final collection as of 12/31/09 at the July board meeting.

Play Area There are some swings in the play area that need to be replaced. Mikel will be placing an order for swings that fit our equipment.

Monthly Invoices- Mikel verified that invoice amount from the pool last month was correct, however the amount listed should have been split showing 'pool service' and 'pool chemicals'.

2010 Pool Season The board was asked to monitor the pool area when in the area to ensure that guards are checking tags for entrance to the pool area. Tags must be worn to enter the pool area.

NEW BUSINESS

Annual Audit The annual audit was reviewed by board members. The board asked Drew to clarify two items with the auditor: what is considered 'real property' and to advise that the association did have a reserve study done several years ago.

Court Access / Gate Repair All Texas Fencing is to repair the tennis/basketball court gate. We expect a confirmed repair date next week (July 13-20). The delay in repair was due to the recent bad weather.

Court Access Keys Numbered access keys will be issued to neighborhood residents who request and sign an agreement form. Any lost/replacement keys will entail a charge of \$5.00.

NEXT MEETING SCHEDULED July 8, 2010 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 7:28 p.m.

Celene Keserich, Secretary