

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

**July 9, 2015**

**Fire Station – 9755 Landry**

**CALL TO ORDER**

President Mikel Fontana called the meeting to order at 7:03p.m. Board members in attendance were Norma Avila and Celene Keserich. Drew from Sterling ASI and one resident were in attendance.

**ADOPTAGENDA**

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

**HOMEOWNER/GUESTINPUT**

No homeowner input.

**APPROVAL OF MINUTES**

The minutes of the June 11, 2015 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial**–The board reviewed the financial report for the month ending June 30, 2015.

**Collections**–The board reviewed the current status of the past due accounts as of June 30, 2015. Certified letters have been sent on all past due accounts.

**Deed Restriction Report**–A review of the area will be completed and letters will be sent out to residents as needed for the various restrictions noted.

**ACC Applications**–There were four ACC application(s) to review/approve. Three were approved and one is pending further information to be obtained from the resident by Drew from Sterling Mgmt. 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**–There were no checks to review due to a computer issue at Sterling Mgmt.

**OLD BUSINESS**

**Playground Cushioning**–Due to normal wear and tear additional ground cushioning will be added around the playground. The Board agreed to go with the \$1650 bid for the repair of the playground area ground cushioning. Mikel will contact them to start the project. (This is being done to maintain compliance with our insurance company) No date has been set to date for repair.

**Mosquito Spraying-** The board will ask that the area be double sprayed for two more weeks due to the amount of rain we had received and the amount of mosquitoes in the area.

## **NEW BUSINESS**

**Playground area & Tennis/Basketball Courts-** Court fence quotes are being obtained due to the damage in the area. Posts and section that court and pool share will be replaced. Drew from Sterling Mgmt. to set up appointment for quote. In addition, new FHA law does not allow 'adult swim time'. Guards are required a ten minute break every hour, we are looking into the staggering of those breaks for more resident pool time.

A REMINDER TO RESIDENTS: Please contact the Sherriff's office if you suspect/see any vandalism or after hours entering in the Pool or Court area.

Attorney Invoices- Drew will be checking with the attorney who handles our collections. We have reviewed invoices submitted to the Board that should have been handled differently. Drew will invite the attorney to the meeting to discuss proper handling of invoicing.

**NEXT MEETING SCHEDULED August 13, 2015 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.

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Celene Keserich, Secretary