

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

July 09, 2026

Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:00 pm. Board members in attendance were Norma Avila, Linda Benge, Annie Allen and David Kenny. Drew Jones 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

None

Approval of Minutes

June 11, 2026, monthly board meeting minutes were approved as presented.

Management Reports

Financial

June 2026 financials were reviewed.

Collections

The attorney report was reviewed and there are six (6) accounts being worked.

Deed Restrictions

The monthly report of violation was reviewed and letters have been mailed. The board approved to forward one (1) unresolved violation to the association attorney.

ACC Application

The following ACC form(s) were reviewed and approved:

9414 Landry – Fence Replacement

Monthly Invoices

Monthly checks were reviewed and approved by the board.

Old Business

Past Due Accounts

209 Letters were mailed with one needing to be sent with an address correction. USPS tracking of the letters is being monitored. One additional letter may need to be sent if they do not meet the deadline for the payment plan requested.

Pool Repairs

The pending repairs of the pool ladder and pool divider rope installation have been completed.

Group Living

The association attorney is reviewing the current resolutions that are in place and will advise on any changes and or updates that may be needed. MCCIA is a single-family residential neighborhood.

New Business

Court Closing

The courts were locked during the 4th of July fireworks season to prevent damage to the courts. The courts will be available after the shooting of fireworks ends which is estimated to be, July 13th.

Credit Card Payment

The 209 letters that were mailed recently included a statement that credit card payments were an option which was in error. Credit card payments are not accepted for assessments due to the extra cost that would have to be incurred. Drew with Sterling will address this if there are any resident inquiries on this option.

Resident Inquires

Two recent resident inquiries were reviewed. Some issues are ones that the HOA can assist and or address. Some issues are between neighbors, and the HOA can only provide information.

Next Meeting Scheduled

August 13, 2026 @ 7:00pm – Fire Station, 9755 Landry.

Adjournment

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:35 pm.

Celene Keserich, Secretary