

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

**July 10, 2014**

**The Fire Station -- 9755 Landry**

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**CALL TO ORDER**

Secretary Celene Keserich called the meeting to order at 7:00 p.m. Board members in attendance were Kandace Mobley and Norma Avila. Drew from Sterling and one resident were attendance.

**ADOPT AGENDA**

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

**HOMEOWNER/GUEST INPUT**

No homeowner input.

**APPROVAL OF MINUTES**

The minutes of the June 12, 2014 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the financial report for the month ending June 30, 2014.

**Collections** – The board reviewed the current status of all five (5) past due accounts as of June 30, 2014. One of the accounts is still making payments. Three of the accounts have been taken to the next step by the attorney. All the current past due accounts over a hundred dollars have been sent a certified letter; those under a hundred have been sent a late notice via regular mail.

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

**ACC Applications** – There were no ACC application(s) 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](http://www.memorialchasecia.com).

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

**OLD BUSINESS**

**Common Area Improvements-**

To re-paint our existing black wrought iron fence the revised quote is \$2500 for marine grade paint with a one year warranty. We agreed to go forward with this improvement. The fence has been painted and looks great.

Four new lights were purchased for Pump room area at the Pool. They have been installed.

The net at the Tennis Court was damaged again; however we were able to fix them for a minimal charge.

**Pool Plaster Discoloration and Warranty** – Pool work will be verified by Drew with the pool company. He will also question the newest bill showing drain replacement and umbrella. The warranty pool work is still pending.

Price quote to replace one pump for \$1,630 or two for \$2,460, so we agreed to replace them both.

Drew will confirmed with Pool Management Company that the drain covers need to be replaced every 7 years. The replacement drains are good until 2016.

**Trash can storage-** We will continue a review of the neighborhood to ensure that cans are out of sight per the deed restrictions. Notice will be sent with the pool party notice via mail. Another copy was provided with the pool party. We will continue to monitor the situation.

**Pool Opening Party-** This year's pool party was held on May 17, 2014 from Noon to 2:30pm. Food, soda and fun were provided! It was a great success. Additional information from the Pool Management Company will be sought in regard to various options for days/hour changes for this year's season. In July we are going to review the log to see what pool usage has been for the month. The pool hours are closed Monday/Tuesday, 2-8pm on Wednesday-Friday and Saturday/Sunday 11-8pm.

## **NEW BUSINESS**

**Park Area-** Due to the continued vandalism and afterhour's activity at the park, Drew will pursue a quote for a motion detector vapor light set up in the pool area which will shine in the park area. Quote for \$2855.70 was received which included a pole, light and electrical work; will be discussed at next board meeting.

**Past Due Accounts for 2014-** There are 34 accounts with outstanding association dues for this year. These items will be reviewed and discussed at the August 14 board meeting.

**NEXT MEETING SCHEDULED August 14, 2014 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 7:21 p.m.

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Celene Keserich, Secretary