

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

July 10, 2025  
Fire Station 9755 Landry

## **Call To Order**

Mikel Fontana, President called the meeting to order at 7:02 pm. Board members in attendance were: Linda Benge, David Kenney and Celene Keserich. Drew from Sterling ASI and one resident 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 12, 2025 monthly board meeting minutes were approved as presented.

## **Management Reports**

### **Financial**

June 2025 financials were reviewed. There was one clerical error in the report that will be corrected.

### **Collections**

The current attorney report was reviewed. There are eight outstanding accounts being handled by the attorney. At the end of June, the required '209 letters' were sent to those who had not paid their 2025 association dues. Action will be taken if a response is not received within the 45-day timeline.

### **Deed Restrictions**

The monthly report was reviewed. Thirty-eight letters were sent.

### **ACC Applications**

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

17011 Fording Bridge – Painting and Roofing  
9119 Landry- repairs/improvements/painting and roofing  
9102 Newkay-repairs/siding/painting  
9106 Landry- roof

The following were denied as submitted:

9306 Bampton-fencing  
9314 Kirkchapel Court-fencing..

### **Monthly Invoices**

Checks were reviewed and signed by the board. One check, payable to the attorney, is being held until additional information is received.

## Old Business

Common Area Repairs- Mikel reported the repairs have been completed.

Home Sale Update - Procedures- Drew is working to provide the status for a new resident.

Playground Cushioning - Drew will contact a company to come out and provide a quotes to add additional cushioning to the playground area

Animal Husbandry – The current guidelines were reviewed, and chickens are not allowed to be kept In the neighborhood.

## New Business

Back to School Pool Hours- Effective 8/10/2025 the pool will be open weekends only.

Mowing Price Quote - Based on recent price increases, quotes are being sought for mowing the association property

Board Position - Sandy advised that her current schedule had changed and might limit her availability to attend meetings. Debra Banano has expressed interest in helping and serving on the board. A motion was made by Mikel and the second was made by David. All voted in favor for Debra to fill Sandy previous position.

## Next Meeting Scheduled

August 14, 2025 @ 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 7:33 pm.

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Celene Keserich, Secretary