

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

**July 14, 2016**

**Fire Station – 9755 Landry**

**CALL TO ORDER**

Mikel Fontana, President, called the meeting to order at 7:00 p.m. Board members in attendance were Norma Avilia, Linda Benge, Celene Keserich and one homeowner. Drew from Sterling ASI was not in attendance.

**ADOPTA AGENDA**

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

**HOMEOWNER/GUEST INPUT**

None.

**APPROVAL OF MINUTES**

The minutes were approved.

**MANAGEMENT REPORT**

**Financial** – The board reviewed the financial report for the month ending June 30, 2016.

**Collections** – The board reviewed the current status of the past due accounts as of June 30, 2016. Three accounts are at the attorney and fifteen outstanding accounts remain open.

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

**ACC Applications** – There were three ACC application(s) to review/approve, all were approved. All ACC forms must be submitted with all the required information including color samples before any work begins. Forms are available online at [www.memorialchasecia.com](http://www.memorialchasecia.com).

**Monthly Invoices** - The board reviewed and approved the monthly invoices and association checks for their payment. One check was not signed with questionable charges. This will be discussed with Drew upon his return.

**OLD BUSINESS**

**Pending ACC form under review-** there is one ACC form still pending review.

**Pool Drain cover Invoice-** this item is still in review.

**Court Usage Modification** – To prevent possible injury the basketball goal that is near the pool deck will be closed during the times that the pool is open. Residents can continue to use the court opposite the pool area while the pool is open. Both goals can be used when the pool is closed. We received a bid to add aluminum poling to the bottom of the fence for additional

security. The bid was for \$3,310.75. The Board agreed to move forward with the repair in order to secure the pool and court area based on recent unauthorized 'break-ins' to the court area.

**Mosquito Spraying** – The board approved one additional spray of the neighborhood each week for the next four weeks in an effort to address the mosquito in the area. The Board has approved spraying for an additional month due to water in the area.

## **NEW BUSINESS**

**Trash Service** – Republic Service representative attending the meeting to discuss the current service and the issue of trash cans and recycle bins being left in the streets after they are emptied. HC WC ID 119 holds the contract for trash and recycling the Memorial Chase. The representative advised that she would check into the issue and could be contact if any issues come up. Residents that need a recycling bin can contact MCCA and we can work to get a bin dropped off. Since discussion monitoring has been done and cans continue to be left in the street and not on the sidewalk or driveway. Memo and photos have been sent to Republic to review. We will continue to monitor during pick up days of 7/15/2016 and 7/19/2016 and follow up if needed.

**Common Area Fence Damage** – Emergency repairs were made to the pool fencing which was found when several people were found in the pool area. The court fencing was also found when a large group was inside the fenced courts and found not to have key access. HC Precinct 4 was contact and responded to the Common Area. The non MCCA residents were advised that they were trespassing and they were not allowed in the locked courts. Access to the courts are for those MCCA residents that have been issued a key to the courts. MCCA residents cannot be a guest to other MCCA residents and allowed access to the courts. All MCCA residents must enter the court with their issue key. Key information is available online and keys will be collected from any resident that is found to abuse and or fail to follow the court guidelines. We are pursuing quotes for galvanized pipe at the bottom of three sides of the tennis/basketball court. In addition we are going to complete pool repairs to the pool and deck expansion joints for the cost of \$1,800. (See Old business court usage for additional update.) Phone expense costs at the pool have increased. Alternatives are being considered. One of which is to provide upgraded security/phone system at/around the pool/court area. Bids will be sought and consideration by the Board will be handled.

**ACC form handling**- It was again discussed that all ACC forms must have samples submitted with work i.e. paint color swatch, roof shingle sample, etc.

**NEXT MEETING SCHEDULED August 11, 2016 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 7:22 p.m.

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Celene Keserich, Secretary