

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

August 8, 2024

Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:01pm. Board members in attendance were Norma Avila, Linda Bengé, David Kenney and Celene Keserich. Drew 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

The July 11, 2024 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The July financials look good.

Collections

The current attorney report was reviewed. There are eight (8) accounts on the ageing report with credits or balance less than \$5 which will be handled by Sterling Mgmt. Past due accounts that 209 letters were sent with no reply will be forward to attorney for collections.

Deed Restrictions

The monthly report was reviewed for letters that had been issued for violations. There were fifteen (15) letters that were sent out regarding existing damage from recent storms. The MCCIA website has additional info on how storm damage repairs are being reviewed. <http://memorialchasecia.com/>

ACC Applications

The following ACC forms were reviewed and approved:

9314 Landry – Generator

17010 Fenny Bridge – Fence

17031 Fordingbridge Dr- Roof

Monthly Invoices

Checks were reviewed and signed by the board.

Old Business

ATT Phone Credit – check was deposited to bank account.

Sterling ASI Invoice – Copy charge details are pending. Drew will research and report at next meeting.

Back To School Pool Hours – Effective August 12, 2024 open weekends only and Labor Day holiday Monday, September 2 then closed for the season September 3, 2024 to May 2025.

New Business

Tara Energy Current Rate Renewal- Sterling Mgmt. allowed our current renewal contract to expire without advising the Board. They are in negotiations to renew. Drew will keep us informed. There are expense implications occurred during this negotiation period which influences the budget.

Cypress Creek Pest Control- Drew has contacted pest control to spray for mosquitoes in our area for the next two weeks due to the increase in activity since the storms.

Next Meeting Scheduled

September 12, 2024 @ 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 7:28pm.

Celene Keserich, Secretary