

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS MEMORIAL
CHASE COMMUNITY IMPROVEMENT ASSOCIATION, INC August 10, 2017
Fire Station - 9755 Landry**

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:04 p.m. Board members in attendance were Celene Keserich and Norma Avila. Drew from Sterling ASI and one homeowner were in attendance.

ADOPTA 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 were approved.

MANAGEMENT REPORT

Financial– The board reviewed the financial report for the month ending July 31, 2017. The financials look good.

Collections– The board reviewed the status of the past due accounts as of July 31, 2017. Drew will check on several accounts (4) to verify ‘status’ and ask the attorney to update his listing.

Deed restriction Report– A review of the area has been completed and letters will be sent to owners as needed for the various restrictions noted. Also confirmed on rentals/leased property that restriction letters will only be sent to offsite owner/s.

ACC Applications– There were six ACC application(s) to review/approve:

9410 Landry – fence (pending review of current guidelines)

9410 Landry – shed approved

17011 Kirkchapel - paint approved

9207 Landry – fence approved

9107 Landry – painting (approved upon receipt of paint color name)

17007 Fenny Bridge – roof 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.

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

OLD BUSINESS

Bathroom Fixture Update Lights have been replaced in both bathrooms. Board is also looking into toilet replacements in both baths. More to follow. AWAITING QUOTES.

Common Area Security System - The board requested that the association attorney be contact regarding the installation of an updated camera system in an effort to prevent damage to the common area. HAVE RECEIVED INFORMATION FROM THE ATTORNEY ON RIGHTS/CONSEQUENCES OF RECORDING--TO BE CONSIDERED.

Pool Resurfacing Cost - The board requested Southwest Pool to provide a cost estimate for the resurfacing of the pool for future budget planning. AWAITING INFORMATION.

Mosquito Spraying - The board requested Drew to confirm the spraying schedule for 2017. SPRAYING IS OCCURRING ON SUNDAY EVENINGS.

ACC Form Process - The board has reviewed the ACC form process. Incomplete forms will be not be considered and rejected immediately. Completed forms with required information contained in the "ACC FORMS Instructions" will be considered. You will be advised of approval/rejection. All ACC forms must be reviewed and approved prior to any work taking place.

NEW BUSINESS

Back to School Pool Season- Starting on August 20, 2017 the pool will only be opened on the weekends and the pool will be closed for the year on September 5, 2017.

Budget Planning 2018- We are expecting no changes to the budget.

Republic Waste- Trash Day change- please note the memo sent – our trash collection days are now Tuesday and Thursday. Also note the change to recycling which includes glass. ALL information is on the website.

NEXT MEETING SCHEDULED September 14, 2017 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 7:43 p.m.

Celene Keserich, Secretary