

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

**August 11, 2011**

**Fire Station 33 – 9755 Landry**

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**CALL TO ORDER**

President Mikel Fontana called the meeting to order at 7:00 p.m. Board members in attendance were Linda Benge, David Kopinitz, Norma Avilas and Kim Cluff. Drew Jones with Sterling Association Services, Inc and one resident were also in 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 July 14, 2011 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the final financial report for the month ending July 31, 2011.

**Collections** – The board reviewed the current status of all past due accounts as of July 31, 2011. There are 13 accounts past due. A certified letter has been sent on these accounts and now will be forwarded to the association attorney for collection.

**Deed Restriction Report** – The neighborhood inspection was done and the report was reviewed during the meeting.

**ACC Applications** – There was one ACC application 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**

**Reserve Study** –The current reserve study will be reviewed at a later board meeting.

## **NEW BUSINESS**

**Association Changes** Drew reviewed some upcoming changes in the law that could impact HOA. The association attorney will be invited the September meeting to review these changes with the Board of Directors.

**Security Contract Renewal** Mikel reviewed the current security contract and requested that the Board Members discuss with their neighbors and get some feedback for discussion at the September meeting.

**Resident Concerns** Mikel and Drew provided details on a couple concerns submitted by MCCIA residents. The board will review each of these concerns and address any association violation. All residents are reminded to call 911 anytime they see and or witness issues in the neighborhood that need to be handled by the HSCO.

**Back To School Pool Hours** Mikel reported that school opens on August 22nd and that the pool would be open weekends only plus on the labor day holiday.

**NEXT MEETING SCHEDULED September 08, 2011 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 7:45 p.m.

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Celene Keserich, Secretary