

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

August 12, 2021
9755-A Landry - Fire Station

Call To Order

Mikel Fontana, President called the meeting to order at 7:00pm. Board members in attendance were David Kenny, Linda Benge, and Celene Keserich. Drew from Sterling ASO 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 2021 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The board reviewed the financial reports for July 31, 2021.

Collections

Board agreed to move forward with two accounts on the attorney report requiring action.

Deed Restrictions

An inspection of the area was completed, and letters will be mailed.

ACC Applications

NO application was submitted for review:

All ACC forms are required to be submitted with all the required information including actual color samples (if required) before any work is scheduled. ACC forms are available online at www.memorialchasecia.com.

Monthly Invoices

The board reviewed and approved the monthly invoices and associations checks.

Old Business

Fee Schedule

Drew will provide a list of the fees that could be accessed to residents and or added to their accounts. The list will be posted on the association website. 3.11.2021 still pending receipt from Drew. 4/8/2021 Still pending from Drew. 5.13.2021 Fee listing received but President Fontana advised that if fee is charged and not shown on the listing Sterling will have to offset. Only those listed will be due. 6/10/2021 Board confirmed that fee schedule as presented will be the only ones that are approved for payment as of 6/1/2021. 7/8/2021 this still remains in conversation and review with property management. 8/12/2021 this issue still remains on list of items to resolve with Sterling Management.

Monthly Sterling Individual Charges Details Required

Board requested info on ALL charges presented. 6/10/2021 Drew not at meeting –will handle at next meeting. 7/8/2021 still question on NSF charges but no evidence on bank statement. Being researched by Drew. 8/12/2021 *still being resolved. Details of bills is required for payment.*

Pool /Pumps Water Leak

The pool is open and all eligible requested pool tags have been distributed. There is currently a leak in the pump room which is believed to be a flapper that needs replacement. Additional inspection to be done to confirm and quote for repair. 8/12/2021 – *this repair will be made at the end of the pool season.*

Deed Restriction Letter Tracking – reviewing the process Sterling PM has in place for tracking restriction letters so that inquiries by mortgage companies, title companies can be provided information properly. Is there a cost to do this? Drew to research and advise.8/12/2021 *still in discussion regarding possible fee to handle as requested.*

ACC Form Approval Letters – the process for review and handling of these letters is being Researched by Drew. Examples of delay from Sterling PM to residents were discussed. 8/12/2021 *in addition new law which goes into effect 9/1/2021 has some requirements. Drew is reviewing for compliance.*

New Business

Back to School Pool Hours- August 17 to September 6 the pool will be open weekends only.

Residents Communications –Residents can contact the Board of Directors directly regarding any questions and or issues via email @ mccia@memorialchasecia.com. Please include your complete name, address and a good contact number so that the board can reply to you for any questions and or issues.

Invoice Processing- Sterling will pay invoices submitted, however Board President does the ability to write a check or pay an overdue bill via bank draft to avoid shut off or late charges.

Phone Invoice- The high phone bill issue has been resolved. We renegotiated our contract with AT&T back to the previous price. Contract renewal is in May.

Next Meeting Scheduled

September 9, 2021 @ 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 7:26pm.

Celene Keserich, Secretary