

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

September 8, 2022
Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:02pm. Board members in attendance were Sanga Kuykendall 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 August 11, 2022 monthly board meeting minutes were approved as presented. (Norma Avila was contacted by phone to approve the minutes.)

Management Reports

Financial

The board reviewed the financial reports for August 2022.

Collections

There are seven past due 2022 accounts. There are eight accounts at the attorney. (6 pending and 2 on payment plans.

Deed Restrictions

An inspection of the area will be completed. Letters will be sent.

ACC Applications

One ACC application was submitted for review and denied as it was on the wrong form: 17027 Fenny Bridge- solar panels – DENIED - Wrong form, must be resubmitted.

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 monthly invoices and association checks were presented, reviewed, and approved with the exception of check 6687 which was a duplicate and 6688 was not payment for our association expense –both were VOIDED. In addition, President Fontana reminded Drew from Sterling Associates that Sterling fees and association supply payments must be paid via separate checks. Drew will remind new office personnel of this requirement.

Old Business

Pool Decking post Replacement- One of the posts on the covered table area in the pool has a post which is rotted. Drew will seek quote for replacement and advise cost. Work is required to occur prior to the pool party. 5/12/2022- Drew will follow up with vendor to get repair completed before pool party. Vendor did not complete review of post. Will contact for information. Repair was done locally. 7/14/2022 *Still pending.* 8/11/2022 *no response to date, so we will hold this matter until after the pool is closed. At that time, we will get an estimate on the deck, back fence, and post for repair/replacement.* **9/8/2022 Decision made to wait another month and reevaluate how to proceed with repairs.**

Short Term Leasing (Home use wording)- Drew will be contacting Attorney regarding resolution for 'home use.' 6/9/2022 still working with attorney to document. 7/14/2022 *Have document, approved by board, to be signed and notarized for submission to Drew this weekend (7/16/22) to complete steps to add to the homeowner association bylaws.* 8/11/2022 *Form to modify guide for short term rentals is still at the attorney for review.* **9/8/2022 still at attorney for review.**

New Website—possible move next year to a new website company, board will determine future pricing.

New Business

2023 Budget Planning – Budget is being worked on. Basically, same as last year. Board will review next month.

Next Meeting Scheduled

October 13, 2022 @ 7:00pm – Fire Station 9755 Landry

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:31pm.

Celene Keserich, Secretary