

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

September 9, 2021
Remote Location

Call To Order

Mikel Fontana, President called the meeting to order at 7:00pm. Board members in attendance were Norma Avila, David Kenny, 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 August 2021 monthly board meeting minutes were approved as presented.

Management Reports

Financial

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

Collections

No new actions to be taken on existing accounts at this time.

Deed Restrictions

An inspection of the area will be completed and letters will be mailed. There may be several instances that need additional action taken if recurring restrictions are not resolved.

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. The Tara Energy bill will now be paid directly from the bank account with confirmation to Sterling. In addition, there was no Phone bill presented for payment. Drew will investigate and get back with info.

Old Business

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. 9/9/2021 Addressing leak will occur now that pool is closed appears to be plumbing or the pump at this point.

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

Budget 2022

This will be reviewed at next month's meeting.

New Laws

New laws went into effect 9/1/2021 for Homeowners Associations. These have been reviewed for action by the board and necessary steps are being taken to comply.

Next Meeting Scheduled

October 14, 2021 @ 7:00pm – Location TBD.

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:24pm.

Celene Keserich, Secretary