

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

September 11, 2025
Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:02 pm. Board members in attendance were: Debra Banano, Norma Avila, 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

August 14, 2025 monthly board meeting minutes were approved as presented.

Management Reports

Financial

August 2025 financials were reviewed. They look good and are on target.

Collections

The current attorney report was reviewed. There are eight outstanding accounts being handled by the attorney of which three are nearing resolution.

Deed Restrictions

The monthly report was reviewed. Letters will be sent.

ACC Applications

The following ACC form(s) was reviewed and approved:

9311 Southleigh – Repairs and additional painting

9306 Bampton – Fence

Monthly Invoices

Checks were reviewed and signed by the board. Next month Hudson/Tara Energy should show a credit as late fees were removed.

Old Business

Playground Cushioning- Drew will contact several vendors for quotes to add additional cushioning to the playground area. 7/10/2025 still in process of getting quote. 8/14/2025 Received one high quote of \$10K, Drew to seek additional quotes. 9/11/2025 Additional quotes received and Drew will be calling one to ask additional questions to verify. We will also be doing pool deck quotes before next summer.

Account Status for Outstanding Accounts- Based on the 209 letters mailed for past due accounts - four have paid and six remain unpaid and will be sent to the attorney for handling.

209 Letter Processing- this process will be reviewed by the Board prior to sending next year.

New Business

2026 Budget- Budget to be reviewed and presented at the next meeting.

Next Meeting Scheduled

October 9, 2025 @ 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 7:22 pm.

Celene Keserich, Secretary