

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

September 14, 2017 Fire Station - 9755 Landry

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:03 p.m. Board members in attendance were Celene Keserich and Norma Avila. Drew from Sterling ASI was in attendance.

ADOPTA AGENDA

A motion was made, seconded and passed unanimously to adopt the agenda as presented.

HOMEOWNER/GUEST INPUT

N/A

APPROVAL OF MINUTES

The minutes were approved.

MANAGEMENT REPORT

Financial– The board reviewed the financial report for the month ending August 31, 2017. The financials look good.

Collections– The board reviewed the status of the sixteen (16) past due accounts as of August 31, 2017. Drew has verified the accounts (4) ‘status’ that were in question: one is on a payment plan, two have fees to be paid by Sterling and one the legal notice has been sent.

Deed restriction Report– A review of the area has been completed and letters will be sent to owners as needed for the various restrictions noted.

ACC Applications– There were two forms submitted and are incomplete, they are pending. Drew will request information to consider.

The following previously pending forms have been approved after additional review:

9410 Landry – fence approved with variance letter to owner.

9107 Landry – painting approved

All ACC forms must be submitted with all the required information including color samples before any work begins. Forms are available online at www.memorialchasecia.com.

Monthly Invoices - The board reviewed and approved the monthly invoices and association checks for their payment.

OLD BUSINESS

Bathroom Fixture Update Lights have been replaced in both bathrooms. Board is also looking into toilet replacements in both baths. More to follow. AWAITING QUOTES. NO ACTION AT THIS TIME

Common Area Security System - The board requested that the association attorney be contact regarding the installation of an updated camera system in an effort to prevent damage to the common area. HAVE RECEIVED INFORMATION FROM THE ATTORNEY ON RIGHTS/CONSEQUENCES OF RECORDING--TO BE CONSIDERED. NO ACTION AT THIS TIME.

Pool Resurfacing Cost- The board requested Southwest Pool to provide a cost estimate for the resurfacing of the pool for future budget planning. WE HAVE RECEIVED QUOTES RANGING FROM \$11,000 to \$18,000. THIS ITEM IS PENDING BOARD DECISION.

Budget Planning 2018 – Budget and assessment for 2018 to remain the same. (\$375 for Association fees- mailings to be made to owners soon.

NEW BUSINESS

Outstanding account review - Drew has verified the accounts (4) 'status' that were in question: one is on a payment plan, two have fees to be paid by Sterling and one the legal notice has been sent.

Online Payment Collections- Memorial Chase Community Improvement Association, Inc. does not accept online payments. Sterling ASI is not authorized to accept an online payment for MCCIA either.

NEXT MEETING SCHEDULED October 12, 2017 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 7:23 p.m.

Celene Keserich, Secretary