

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

**October 08, 2009**

**Fire Station – 9755 Landry**

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**CALL TO ORDER**

President Mikel Fontana called the meeting to order at 7:00p.m. Board members in attendance were Celene Keserich, David Kopinitz, Kim Cluff, Trey Kuykendall and Jill Chumley. One resident, Drew and his assistant with Sterling Association Services, Inc were also in attendance.

**ADOPT AGENDA**

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

**HOMEOWNER/GUEST INPUT**

Kim asked about looking at options for extending the pool hours. The options is being looked at by the board for future pool seasons.

**APPROVAL OF MINUTES**

The minutes of the September 30, 2009 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed the final financial report for the month ending September 30, 2009

**Collections** – The board reviewed the current status of all past due accounts as of September 30, 2009. All past due accounts have been turned over to the association attorney for collections.

**Deed Restriction Report** – The board reviewed the monthly deed restriction report. Letters will be mailed as needed to address current deed restrictions.

**ACC Applications** –

Two ACC forms were submitted, reviewed and approved as submitted. Residents are reminded that ACC forms must be submitted and approved prior to starting any projects. ACC forms should be submitted with all the required information including color samples. Forms are available online:

[www.memorialchasecia.com](http://www.memorialchasecia.com).

## **OLD BUSINESS**

**Court Lighting** The board approved the cost estimate to have the court lights repaired. New light fixtures were purchased and will be installed as part of the work. Mikel requested for Drew to contact the vendor so the work can be scheduled.

**2009 Annual Audit** Drew has requested the audit to be completed – waiting for a date for the audit.

**Direct Energy Invoices** Current statement shows the account is current all previous issues have been resolved. Kim asked what the current rate was and the bill was reviewed to find the current rate of .097 per kwh.

**Management Certification** Drew advised he would check with the attorney on the status of the Certification.

**2010 Assessment Rate / 2010 Budget** – The board reviewed the 2010 budget presented. After review and discussion the budget was approved and the 2010 annual assessment rate will remain the same as 2009 at \$350 per resident.

## **NEW BUSINESS**

**Wooded Area** Mikel advised that MCHOA had completed the clearing of the wood area between the MCHOA and MCCIA common areas. This work was done to open the area up for use by residents.

**Contract Review** The board requested Sterling ASI to review all current contracts and to submit a review to the board at the November 2009 meeting. This is an annual request which includes the review of the contract rates and content.

**Pool Options** As part of the contract review process the annual pool expense will be reviewed. The board will also review the option of possibility of having the pool available for use year around. This option would only be available if the pool rules and guidelines were change to reflect “NO LIFEGUARDS ON DUTY”. This option has been discussed in the past and will be reviewed at a later meeting.

## **NEXT MEETING SCHEDULED November 12, 2009 at the Fire Station on Landry**

### **ADJOURN**

With no further business to come before the board, the meeting was adjourned at 7:50 pm.