

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

October 09, 2008

Fire Station – 9755 Landry

CALL TO ORDER

A quorum having been established, President Mikel Fontana called the meeting to order at 7:00 p.m. Board members in attendance were Shirley Maxey, Jill Chumley, Celene Keserich and Kim Cluff. Drew Jones with Sterling Association Services, Inc 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 minutes of the September 11, 2008 meeting were reviewed and approved as presented.

MANAGEMENT REPORT

Financial – The board reviewed and approved the final financial report for the month ending September 30, 2008

Collections – The board reviewed the current status of all past due accounts as of September 30, 2008. All past due accounts will be forwarded to the association attorney for collection. 2008 Assessments are now past due and a \$25.00 late fee has been added to all past due accounts.

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

ACC Applications –

One application was reviewed and approved. 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 at www.memorialchasecia.com. The board approved for a 45 day period for IKE storm damage repairs to be made without an approved ACC form.

OLD BUSINESS

Playground Equipment The board received several bids that were submitted for the replacement of the play structure at the playground. The bids will be reviewed at the November meeting.

Pool Repairs Mikel reported that the pump filter replacements were being installed. Southwest Pool advised of some additional work that will be required to keep the pool within State Requirements.

NEW BUSINESS

2009 Budge Planning The board reviewed and approved the 2009 annual budget. 2009 Assessment rate was set at \$350 and Drew was advised to move forward with the mailing of the annual statements.

IKE Storm Damage The common area had some damage from IKE with the major damage to the fencing around the playground. Work will be scheduled to repair and or remove the damage fencing. Bids will be requested for replacing the fence.

NEXT MEETING SCHEDULED November 13, 2008 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 7:45 p.m.

Celene Keserich, Secretary