

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

October 10, 2013

Fire Station-9755 Landry

CALL TO ORDER

President Mikel Fontana called the meeting to order at 7:05 p.m. Board members in attendance were Norma Avila, Linda Bengé, Kandace Mobley and Celene Keserich. Drew from Sterling and two residents were also in attendance.

ADOPT AGENDA

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

HOMEOWNER/GUEST INPUT

No homeowner input.

APPROVAL OF MINUTES

The minutes of the September 12, 2013 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, 2013. Plan to do a recap at the next meeting for 2014.

Collections – The board reviewed the current status of all past due accounts as of September 30, 2013.

Deed Restriction Report – A review of the area was done. Letters will be sent to residents as needed. Drew will follow up on two items.

ACC Applications – There were no ACC applications to review/approve. 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.

Monthly Invoices - The board reviewed the monthly invoices and signed the association checks for their payment. Drew is still researching the “welcome packages” that were listed on the September minutes.

OLD BUSINESS

Large Vehicles in the Neighborhood- We are waiting for MCHOA to reply.

Association Audit- Last audit conducted for the association was in 2009. With an audit being recommended every 4 years, the Board has agreed to have an audit performed on the 2013 calendar year. Request to perform audit signed by President Fontana.

Common Area Improvements- Tennis/Basketball Court: Drew is still seeking quotes. Playground area: We received a quote to replace the border at the playground to comply with insurance company request. \$4052.89 includes material, installation and removal of old material. President Fontana is following up to see if we can reduce that cost if we can remove the material existing at the playground.

2013 Pool Season – The 2013 Pool usage will be reviewed at the next meeting to see if any changes should be made to the pool hours in 2014. Drew is still following up on the pool service warranty and pool discoloration.

NEW BUSINESS

2014 Payment Coupon- The 2014 payment coupons have been mailed by the management company to residents.

Certification Review- There are updated laws for management certification, these are still being reviewed by the Board and discussion will take place at the next meeting regarding concerns, if any.

NEXT MEETING SCHEDULED November 14, 2013 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 7:39 p.m.

Celene Keserich, Secretary