

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

**October 10, 2019
9755-A Landry - Fire Station**

CALL TO ORDER

Mikel Fontana, President called the meeting to order at 7:02 p.m. Board members in attendance were Anne Allen, David K and Celene Keserich. Drew from Sterling ASI and Officer Zitzmann (Pct. 4) were in attendance, no residents in attendance.

ADOPTA AGENDA

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

HOMEOWNER/GUEST INPUT

Officer Zitzmann provided information on Precinct 4 response based on association contracts: pricing, reporting examples provided and an overall power point presentation with a variety of information on services the precinct provides. He advised that 'activity' should be reported to 911 and not just post online applications such as Facebook and Nextdoor applications.

APPROVAL OF MINUTES- The minutes were approved.

MANAGEMENT REPORT

Financial- The board reviewed the financial report for September 30, 2019.

Collections- The board reviewed the status of the outstanding past due accounts as of September 30, 2019. Clarification on an account re: late fee and interest will be handled by Drew.

Deed restriction Report- A review of the area was completed and letters have been sent.

ACC Applications- There was one (1) application submitted, reviewed and approved:
17022 Highworth-window replacement-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. One item in question was the Tara Energy address listings on the bills- Drew will provide Mikel with past bills to do comparison and validate address information.
10/10/2019-Drew will provide information at next meeting for review. There is also a \$200 item due for Sterling from 2018 that is being researched.

OLD BUSINESS

COMMON AREA REPAIRS- COURT REPAIRS- The Board has asked that the management company get a quotes on the filling of crack s and repaint as is from vendor. *Drew will contact for quote 7/11/2019 Bid received for the tennis court is under review- fill in cracks, pressure wash and paint bid was submitted. Drew will be contacting vendor for full replacement cost also as comparison.9/12/2019 Board reviewed quotes to replace court area \$119,900 and repair area \$10,180—Board vote was to repair the courts at this time. Drew will contract vendor to set up date to repair.10/10/2019*

MONTHLY REPEAT DEED RESTRICTION VIOLATIONS- The Board discussed how to handle re-occurring deed restrictions. *Still being reviewed for process.*

NEW BUSINESS

RESIDENT CONCERN/INQUIRIES-

A reminder that all complaints require the complainants full name and address for response, and all will be held in confidentiality. Recent concerns:

- 1) trimming the wooded lot between the MCHOA pool and the MCCIA pool.
- 2) limbs hanging over the street.

POOL PERMIT- MCCIA was contacted by Harris County Public Health Department regarding a pool permit. Southwest Pools will reach out to the county in regard to the permit /inspection and advise the board on outcome/needs.

BUDGET- The budget for 2020 was reviewed and approved and the 2020 assessment rate will remain at \$ 375.

NEXT MEETING SCHEDULED – November 14, 2019, 7pm, at the Fire Station location 9755-A Landry.

ADJOURN

With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 7:43 p.m.

Celene Keserich, Secretary