

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

October 12, 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 Linda Benge, Celene Keserich and Norma Avila. Drew from Sterling ASI and one homeowner were in attendance.

ADOPTA 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 were approved.

MANAGEMENT REPORT

Financial– The board reviewed the financial report for the month ending September 30, 2017. The financials look good.

Collections– The board reviewed the status of the eight (8) past due accounts as of September 30, 2017. Two accounts in default on payment plan will be sent to the attorney.

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

ACC Applications– There were two forms submitted:

9215 Landry – new windows (color white / approved)

9215 Landry – new door (Drew will request color verification to approve.)

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 check is being returned for back up information, Drew will secure info and present to President for signature.

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. BOARD will reconsider in after 2018 pool season.

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

NEW BUSINESS

Security Concerns – The Board discussed the concerns submitted.

Pest Spraying- Drew will contact our provider to begin spraying two times a week and will confirm that this will continue through contract which ends November.

NEXT MEETING SCHEDULED November 9, 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 7:29 p.m.

Celene Keserich, Secretary