

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

November 8, 2018

Fire Station - 9755 Landry

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:01 p.m. Board members in attendance were Norma Avilas, Linda Bengé, David Kenny, and Celene Keserich. Drew from Sterling ASI was not present and no residents were in attendance.

ADOPTA AGENDA

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

HOMEOWNER/GUEST INPUT

None

APPROVAL OF MINUTES- The minutes were approved.

MANAGEMENT REPORT

Financial- The board reviewed the financial report for the month ending October 21, 2018. The financials look good.

Collections- The board reviewed the status of the outstanding past due accounts as of October 31, 2018-- total of eight (8) with five (5) being handled by the attorney.

Deed restriction Report- A review of the area is being completed and letters sent to owners as needed for the various restrictions noted.

ACC Applications- There were NO form(s) submitted.

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. Water bill for prior month is still to be reviewed-verify water usage or correction (Drew).

OLD BUSINESS

Common Area Improvements- The play area will require some new swing seats and review of slide walkway. 7.12.2018- quotes being obtained. Vandalism occurred and new hooks for the swings had to be replaced. Information is being reviewed regarding pricing. 7.12.2018- new swings and hooks ordered- awaiting receipt. Swings have been replaced. Also, play area modification needed on the slide structure- pending quote. We have received one quote. Seeking additional quotes. Drew will contact another vendor for quote 10.11.2018. Drew will make appointments for bids 11.8.2018.

Pool gate modifications - New wire top and gate latch repair on pool gate. Has been replaced and modified. All now complete.

New Credit Service-The Board voted no at this time to the proposed credit service suggested by the property management company. This would involve reporting residents who have not paid their association fees to the credit bureau.

2019 Budget- budget costs will remain the same as 2018. No new expenses expected. Association fee will remain at the \$375 level.

Community Shred Day-Proposed MCCA/MCHOA shred day to take place. We need specifics on date, exact cost, etc. in order to consider participation. 10.11.2018 Drew will obtain additional info on cost to consider participation in this event. UPDATE- shred day will not occur this year per MCHOA-eta date is Spring 2019.

Additional Services Provided by Sterling ASI- No additional services will be added without Board review/approval.

NEW BUSINESS

2019 Annual Assessment Notification- The notice that was sent by Sterling ASI was not the Board approved notice. Any additional costs created by the unapproved notice will be the responsibility of Sterling ASI. President will discuss with Drew at next Board meeting.

NEXT MEETING SCHEDULED – December 13, 2018, 7pm, 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 7:17 p.m.

Celene Keserich, Secretary