

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

November 10, 2016

Fire Station – 9755 Landry

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:04 p.m. Board members in attendance were Celene Keserich, Norma Avila, Linda Bengel, David Kopinitz and Anne Allen. Drew from Sterling ASI was 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 31, 2016. Randall's incentive program has an \$18.84 balance.

Collections – The board reviewed the current status of the past due accounts as of October 31, 2016. Drew previously advised that the management company was assuming responsibility and is having the current owner billed for the association 2016 fees. The lawyer handling has also been advised. In addition, the Board approved to a \$500 expense to proceed to the next step with the attorney on one account. Pending invoice from attorney for fees we are researching.

Deed Restriction Report – A review of the area has been completed and letters will be sent out to residents as needed for the various restrictions noted.

ACC Applications – There were two ACC application(s) to review/approve, they were 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.

OLD BUSINESS

Mosquito Spraying – The board approved one additional spray of the neighborhood each week for the next four weeks in an effort to address the mosquito in the area. The Board has approved spraying for an additional month due to water in the area. 9/8/2016 Drew is contacting again to confirm spraying. 10/13/2016 - Spraying will continue into November 2016. There was a report regarding the truck safety and Drew will handle that issue.

Pool Phone/Security System- As mentioned in the common area damage business, the board is considering a security system to the pool/court area. This in combination with the increasing phone costs (required at the pool for emergencies) may be beneficial and cost effective. Currently getting quotes which will be considered. One received is showing \$3743.16 for a complete commercial grade security system. We are waiting for additional quotes. Current coverage is being kept while we seek other options. 10/13/2016- Still waiting for additional bids. Also, Southwest Pool has been called regarding the pump at the pool which requires checking. In addition, we need to check on phone bill options again.

2017 Budget- The 2017 budget was approved by the Board members via email after the September 8th meeting. The approval was reviewed during the October 13th meeting. 2017 Assessment notice have been mailed out.

NEW BUSINESS

Common Area Fence Damage- Continued damage to the playground fencing is occurring. Vandalism requires additional security in the area. Options being considered.

NEXT MEETING SCHEDULED December 8, 2016 location to be determined.

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