

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

**November 13, 2008  
Fire Station – 9755 Landry**

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**CALL TO ORDER**

A quorum having been established, President Mikel Fontana called the meeting to order at 7:00 p.m. Board members in attendance were Shirley Maxey, Jill Chumley and Celene Keserich. Drew Jones with Sterling Association Services, Inc was also in attendance.

**ADOPT AGENDA**

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

**HOMEOWNER/GUEST INPUT**

None

**APPROVAL OF MINUTES**

The minutes of the October 09, 2008 meeting were reviewed and approved as presented.

**MANAGEMENT REPORT**

**Financial** – The board reviewed and approved the final financial report for the month ending October 31, 2008

**Collections** – The board reviewed the current status of all past due accounts as of October 31, 2008. All past due accounts have been forwarded to the association attorney for collection. Past due accounts are subject to late fees, interest and attorney fees.

**Deed Restriction Report** – The board reviewed the monthly deed restriction report. Letters will be mailed as needed to address current deed restrictions.

**ACC Applications** –

One application was reviewed and approved. 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](http://www.memorialchasecia.com). The board approved until 12/31/2008 a period for IKE storm damage repairs to be completed without an approved ACC form.

## **OLD BUSINESS**

**Playground Equipment** The board reviewed several bids that were submitted for the replacement of the play structure at the playground. Cost range start at \$ 15,750 and up. The board will review this again in 2009.

**Pool Repairs** Pump filter replacement project has been completed. Additional repairs and upgrades will be reviewed under new business.

**IKE Storm Damage** The board reviewed several bids submitted for repairs to the fence at the common area. One additional bid is pending. The board is working to have the repairs completed before the end of the year.

## **NEW BUSINESS**

**Pool Repairs / Upgrades** The board reviewed and approved cost submitted by Southwest Pools to bring the pool up to current new State requirements. These include but are not limited to adding depth markers, permanent "No Diving" markers and upgrades to the main drain. The board approved to replaster the pool at the same time as the pool will have to be drained to complete required upgrades.

**Board of Directors** Shirley Maxey submitter her resignation as a board of director effective 11-13-08. Shirley has sold her home and will be moving out of Memorial Chase. The board wished her well and thanks her for her years of service on the board of directors.

**NEXT MEETING SCHEDULED December 11, 2008 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 7:50 p.m.

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Celene Keserich, Secretary