

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

**November 14, 2019
9755-A Landry - Fire Station**

CALL TO ORDER

Mikel Fontana, President called the meeting to order at 7:00 p.m. Board members in attendance were Anne Allen, Norma Avilas, Linda Bengé, David Kenney and Celene Keserich. Drew from Sterling ASI 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

None

APPROVAL OF MINUTES- The minutes were approved.

MANAGEMENT REPORT

Financial- The board reviewed the financial report for October 31, 2019. They are good and ahead of budget.

Collections- The board reviewed the status of the outstanding past due accounts as of October 31, 2019. Five accounts are at the attorney to handle. The fee in question from last month's meeting for MILITARY (\$45) is due to a new federal law which requires resident military status be checked before action taken on homes.

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

ACC Applications- There were no applications submitted, reviewed and 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- still under review.

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. **Tennis court area is half done at this point; delay due to weather.***
11/14/2019

MONTHLY REPEAT DEED RESTRICTION VIOLATIONS- The Board discussed how to handle re-occurring deed restrictions. Drew will review and advise. *8/8/2019 Still being reviewed for process. To be handled at future meeting. 10/10/2019 Still pending 11/14/2019*

POOL PERMIT- MCCIA was contacted by Harris County Public Health regarding a pool contract (inspection). Southwest Pools will reach out to the county in regard to the inspection and advise the board on outcome/needs. ***Southwest is working on list of compliance items- will advise Board. 11/14/2019***

RESIDENT CONCERN/INQUIRIES-

- A reminder that all complaints require the complainants full name and address for response (this will be held in confidentiality).
- The truck/trailer parked at the corner of Highworth & Southleigh – this is under the jurisdiction of Constable's office. Calls/concern should be made to their office for resolution.
- We have reached out to the Water district for two items:
 - 1) trimming the wooded lot between the MCHOA pool and the MCCIA pool. ***NO STATUS TO DATE 10/10/2019- this is water district property 11.14.2019***
 - 2) In addition, we were advised that curb number painting was to occur in our neighborhood and has not to date. ***Advised that this was still in consideration, vendor re-contract occurring-more to follow. 10/10/2019 No further info 11/14/2019***

NEW BUSINESS

Tara Energy Invoicing- Power was turned off again, we have 4 accounts, the check hadn't cleared; outstanding was paid via phone call by President Fontana. Now Tara Energy will email bills to President Fontana and mail them to Sterling Property Management.

Mowing Contract Renewal- The mowing contract has received a notice of increase, the budget will be modified to show the increase approved and this will still fall within the set budget for 2020- no additional resident increase.

NEXT MEETING SCHEDULED – December 12, 2019, 7pm, location to be announced.

ADJOURN

With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 7:34 p.m.

Celene Keserich, Secretary