

Minutes of the Monthly Meeting of The Memorial Chase Community Improvement Association Board of Directors

November 14, 2024

Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:02 pm. Board members in attendance were Norma Avila, Annie Allen, Linda Bengé, David Kenny and Celene Keserich. Drew from Sterling ASI 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 October 10, 2024 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The October financials look good.

Collections

The current attorney report was reviewed. There are eleven (11) accounts on the attorney.

Deed Restrictions

The monthly report was reviewed and letters will be sent for violations. There is only one remaining storm damaged home that needs repair. Follow up action will occur.

ACC Applications

The following ACC form(s) were reviewed and approved:

17010 Fennybridge - gutters

9526 Halkirk - roof

Monthly Invoices

Checks were reviewed and signed by the board. There was one check For Sterling ASI additional charges that was not signed due to the items listed for copying being excessive. Drew will investigate why these excessive charges for copying continue. The Board would like a process in place to verify the copying charges for our association.

Old Business

Sterling ASI Invoice - Additional charge details have still not been resolved. Drew will research and report at the next meeting. *9/12/2024 --A monthly report for copying is being requested and we will begin noting in the minutes any time copies are required- this way we should be able to validate the charges seen on invoices. 10/10/2024 this issue is still pending with Drew working with Sterling to resolve. 11/14/2024- This is still not resolved. Drew is charged with handling.*

Tara Energy Current Rate Renewal- Sterling Mgmt. allowed our current renewal contract to expire without advising the Board. They are in negotiations to renew. Drew will keep us informed. There are expense implications occurred during this negotiation period which influences the budget.

Tara Energy rate Differences- A contract was signed on 6/19/2024 and expires on 12/31/2027 . Due to the handling of the Tara Energy renewal by Sterling Mgmt. we are having Drew report to us on the past charges vs. the current charges to determine the increase we are expected to pay. This is required to budget for 2025. *10/10/2024 Drew will handle this item. He will confirm the changes made and the authorization taken to proceed with this renewal purchase. The Board was ok with auto pay on this account to insure timely payments. 11/14/2024 – the Board is still unable to see the billing info for this account. Drew will advise.*

2025 Budget / Assessment Rate- After a review of the proposed budget presented, the Board was able to Approve that the assessment rate for 2025 should remain at \$375.00.

New Business

N/A

REMINDER:

New email - **MCCIA Homeowners Association -- mcciahoa@gmail.com**

Next Meeting Scheduled

December 12, 2024 @ 7:00pm

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:24 pm.

Celene Keserich, Secretary