

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

December 8, 2016

Home of Celene Keserich – 9111 Southleigh Drive

CALL TO ORDER

Mikel Fontana, President, called the meeting to order at 7:11 p.m. Board members in attendance were Celene Keserich, Norma Avila, Linda Bengel, David Kopinitz and Anne Allen. Drew from Sterling ASI and one homeowner 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 November 30, 2016.

Collections– The board reviewed the current status of the past due accounts as of November 30, 2016. Three accounts remain pending.

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

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- We will review the budget for approval at the next meeting. We did not have a quorum to approve. The Budget was approved with votes being received via email from Board members.

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

NEW BUSINESS

Security- This will be addressed when additional new bids are received.

Phone – The Board agreed to get the contract for reduced rate. Drew will handle and start the new contract as soon as possible.

Annual Meeting- February 9, 2017 scheduled to be held at the Fire Station on Landry.

NEXT MEETING SCHEDULED January 12, 2017 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 7:37 p.m.

Celene Keserich, Secretary