

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

December 10, 2009

Resident of Mikel Fontana – 17003 Boyton Lane

CALL TO ORDER

President Mikel Fontana called the meeting to order at 7:00p.m. Board members in attendance were Celene Keserich, Trey Kuykendall and Jill Chumley. One resident and Drew with Sterling Association Services, Inc were 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 November 12, 2009 meeting were reviewed and approved with corrections.

MANAGEMENT REPORT

Financial – The board reviewed the final financial report for the month ending November 30, 2009

Collections – The board reviewed the current status of all past due accounts as of November 30, 2009. All past due accounts have been turned over to the association attorney for collections.

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

ACC Applications –

Two ACC forms were submitted, reviewed and approved as submitted. 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:

www.memorialchasecia.com.

OLD BUSINESS

Court Lighting Mikel reported the court lighting has been completed. The timers will be set and the breaker boxes secured prior to the courts being reopened. Plans are to have the courts available by mid December pending the weather.

Annual Audit Drew confirmed the annual audit will be completed in the first quarter of 2010.

Management Certification Drew advised he would check with the attorney on the status of the Certification.

Pool Options The board reviewed and discussed the option of going to “No Lifeguard” in 2010. The board looked at the option including cost savings, insurance increases, risk and liability to the MCCIA residents and the Association. The board voted against this option at this time after discussion. Pool options will be reviewed as presented to the board of directors. The board of directors would like to “Thank” local residents for watching out for our neighborhood and reporting damage to the Common Area.

NEW BUSINESS

Common Area Damage Mikel reported the recent damage to the common area fences and that it has been a repeat issue. The damage has been reported to the HSCO and our deputies so that they can assist in keeping an eye out on the Common Area. Charges will be filed on anyone caught damaging the common area equipment and or fences.

2010 Annual Homeowners Meeting Mikel reported that the 2010 annual meeting would be held at Krahn Elementary School – 7:00pm on Thursday, February 11, 2010. Meeting notice will be mailed out to all residents in 2010. Information will also be posted online as soon as available.

NEXT MEETING SCHEDULED January 14, 2010 at 7pm.

ADJOURN

With no further business to come before the board, the meeting was adjourned at 8:00 pm.