

**Minutes Of The Regular Meeting Of The Memorial Chase Community
Improvement Association Board Of Directors**

**December 10, 2020
Remote Meeting**

Call To Order

Mikel Fontana, President called the meeting to order at 7:01pm. Board members in attendance were Norma Avila, David Kenny, Kimberly Schiller 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 November 2020 monthly board meeting minutes were approved.

Management Reports

Financial

The board reviewed the financial reports for November 30, 2020. Uncashed checks for 2018 & 2019 being researched.

Collections

Twelve 2020 accounts out of the total 235 are in review. Ten are currently being handled by the association attorney. Five accounts are still being researched by Drew.

Deed Restrictions

A review of the area was completed, and letters have been mailed.

ACC Applications

NO applications were submitted for review.

All ACC forms are required to be submitted with all the required information including actual color samples (if required) before any work begins. ACC forms are available online at www.memorialchacecia.com .

Monthly Invoices

The board reviewed and approved the monthly invoices and association checks. One check in the amount for \$282.29 was missing for payment. Drew will follow up and deliver for signature to President Fontana. Drew provided details on the \$25 charges for address changes and attorney referral fees which are in order.

Old Business

Missing Payments

Three payments are still pending from the five September payments that were lost in the mail. Attorney O'Neill continues to work with the residents on replacing the lost payments. These accounts have been added back to the attorney report.

Pool Plastering/Repairs

Based on observation; a quote is being requested for replating the pool. In addition drain covers may be necessary for recertification. Southwest pools provided a bid for \$19,200 which the board approved. Additional repairs of the coping stones around the baby pool will also be done based on board approval. Work is currently in process and a water meter has been approved for using the hydrant to fill the pool. 12.10.2020 Few minor portions of repair to be completed and pump to be returned.

Covid-19 Impact

To comply with current State and local restrictions and guidelines the courts will have limited access until further notice. Limits have been posted at the entrance of the courts and will be monitored to ensure compliance. Residents with keys to the court area will be allowed usage, maximum 4 residents limit on basketball courts and 2 residents limit on the tennis courts. Currently no guest are allowed, and limits must be adhered to or court privileges and access will be revoked.

Pool Area Repairs

Bids are being requested for a shed in the pool area to store chairs and pool items. In addition, bids for new bathroom doors are being requested. Bid(s) have been received approved for the shed and bathroom door replacements. Installation of the pool doors and shed are in progress and or have been scheduled. 12.10.2020--This has been completed

ACC Form Revision

The update to the current ACC form which will include the clarification of some requirements is still pending. Once the updates are completed the board will review the new form and it will be posted on the association web site. 12.10.2020 This will be completed by end of year. Confirm colors for fence stain allowed.

New Business

2021 Annual Meeting – Due to COVID restrictions the Annual Meeting will take place at the MCCIA common area (Park/Pool/Tennis Court Area). Masks will be required. More info to follow.

Next Meeting Scheduled

January 9, 2020 @ 7:00pm 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 7:29pm.