

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

December 11, 2008

Home of Celene Keserich – 9115 Southleigh

CALL TO ORDER

A quorum having been established, President Mikel Fontana called the meeting to order at 7:00 p.m. Board members in attendance were David Kopinitz, Jill Chumley, Kim Cluff and Celene Keserich. Drew Jones with Sterling Association Services, Inc 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 minutes of the November 13, 2008 meeting were reviewed and approved as presented.

MANAGEMENT REPORT

Financial – The board reviewed and approved the final financial report for the month ending November 30, 2008

Collections – The board reviewed the current status of all past due accounts as of November 30, 2008. All past due accounts have been forwarded to the association attorney for collection. Past due accounts are subject to late fees, interest and attorney fees.

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

ACC Applications –

One application was reviewed and approved. 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 at www.memorialchasecia.com. The board approved until 12/31/2008 a period for IKE storm damage repairs to be completed without an approved ACC form.

OLD BUSINESS

Playground Equipment The board reviewed several bids that were submitted for the replacement of the play structure at the playground. Cost range start at \$ 15,750 and up. The board will review this again in 2009.

Pool Repairs Pool repairs are being scheduled with Southwest Pools. The contract for repairs will be signed with Southwest Pool as soon as the check is issued for the deposit on the job.

IKE Storm Damage The board approved the bid in the amount of \$1770.97 to repair the fence at the common area damaged during IKE. The board is working to get the repairs completed before the end of 2008.

Board of Directors The open position on the board remains open at this time. Several MCCA residents have expressed an interest on serving on the board and they have been invited to attend the next meeting.

NEW BUSINESS

2009 Annual Meeting The 2009 Annual Homeowners meeting will be held on February 12, 2009 – 7pm at Krahn Elementary School. Notices will be mailed out in January 2009.

Year End Close Mikel request Drew to provide the year end close figures as soon as possible so that the Annual Report can be completed and mailed out prior to the 2009 Annual Meeting

NEXT MEETING SCHEDULED January 08, 2009 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 7:45 p.m.

Celene Keserich, Secretary