

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

December 12, 2024

Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:01 pm. Board members in attendance were Annie Allen, David Kenny and Celene Keserich.

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 14, 2024 monthly board meeting minutes were approved as presented.

Management Reports

Financial

The November financials look good. Fifty-one of the 235 homes in the association have paid their 2025 dues. The association was notified by our bank of an alert on our account. This has been handled and will be monitored.

Collections

The current attorney report was reviewed. There are ten (10) accounts on the attorney.

Deed Restrictions

The monthly report was reviewed. There are two remaining storm damaged home that needs repair. Follow-up action will occur as no response has been received to notices.

ACC Applications

The following ACC form(s) were reviewed and approved:
9226 Landry- replace siding, painting and some windows.

Monthly Invoices

Checks were reviewed and signed by the board.

Old Business

Sterling ASI Invoice – Request Drew to provide an update with details on the outstanding copies / scan charges. The board also requested a break down of the cost for mailing the annual statements that charges were paid on the November 2024 Sterling invoice.

Tara Energy Rates Differences- The four accounts have all been combined into one billing cycle. The board will review the next invoice and then close this item out.

2025 Budget – The board will review the budge at the January 2025 meeting to insure the electrical charges are correct.

New Business

2025 Annual Meeting – The Annual Meeting will be held on February 13, 2025 at the Fire Station. The 2025 Annual meeting notices will be mailed out to all property owners in January 2025.

Next Meeting Scheduled

January 9, 2025 @ 7:00pm – Fire Station

Adjourn

With no further business to come before the board, a motion was made, seconded, and passed unanimously to adjourn at 7:22 pm.

Celene Keserich, Secretary