

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

**September 13, 2007**

**Residence of Mikel Fontana – 17003 Boyton Lane**

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**CALL TO ORDER**

A quorum having been established, President Mikel Fontana called the meeting to order at 7:00pm. Board members in attendance were Jill Chumley, David Kopinitz and Shirley Maxey. Drew Jones with Sterling Association Services, Inc also was 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 August 09, 2007 Monthly Homeowners Meeting were approved with corrections.

**MANAGEMENT REPORT**

**Financial** – The board reviewed the financial report for the month ending August 31, 2007.

**Collections** – The board reviewed the current status of all past due accounts as of August 31, 2008. All past due accounts are being processed by the association attorney.

**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 Applications were submitted and approved by the board. 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](http://www.memorialchasecia.com).

**OLD BUSINESS**

**2007 Pool Opening Review** – The 2007 Regular Pool Season has ended. The board will begin reviewing the attendance and making plans for the 2008 Pool Season.

## **NEW BUSINESS**

**Pool Access-** The board discussed several options for future planning and access to the neighborhood pool. One option included installing key tag access to the pool during the hours of operation. Another option was to make the pool “swim at your own risk” without life guards. Residents would be responsible when entering the pool area. Several other neighborhood pools have made changes as this. The board will continue to research these and other options.

**2008 Budget / Assessment Rate Setting-** Mikel presented the board with the draft version of the 2008 budget. Expenses continue to rise each year for utilities, security and insurance to list a few. The board reviewed the budget and approved to leave the 2008 assessment rate at the current rate of \$325.00. The board will continue to review all expenses to see if there is any way to reduce cost without impacting our community. The board acknowledged that if cost continued to rise that assessments would have to increase in 2009. The board will review with resident all options that might be available at the 2008 Annual Homeowners Meeting in February.

**NEXT MEETING SCHEDULED October 11, 2007, at the Fire Station on Landry – Meeting location subject to change due to the construction at the Fire Station.**

## **ADJOURN**

With no further business to come before the board, a motion was made, seconded and passed unanimously to adjourn at 8:00 p.m.

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Celene Keserich, Secretary