

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

January 9, 2025

Fire Station 9755 Landry

## **Call To Order**

Mikel Fontana, President called the meeting to order at 7:02 pm. Board members in attendance were Norma Avila, Linda Benge, David Kenny 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 December 12, 2024, monthly board meeting minutes were approved as presented.

## **Management Reports**

### **Financial**

The December financials look good. Over one hundred of the 235 homes in the association have paid their dues. Two additional payments were made at the meeting.

We did have the bank notify us of another alert on our account. This has been handled and will be monitored.

### **Collections**

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

### **Deed Restrictions**

The monthly report was reviewed. There are only two remaining storm damaged homes that need repair. Final follow-up action will occur as no response has been received to the notices.

### **ACC Applications**

The following ACC form(s) were reviewed and approved:

NONE

### **Monthly Invoices**

Checks were reviewed and signed by the board. Reminder to Sterling Mgmt. that we need the original invoice with the payment—not a copy due to charging fees. Process was discussed for handling due to the current banking situation. In addition, President Fontana requested that Drew provide information on the Crime Policy payment that was presented.

## Old Business

*Sterling ASI Invoice - List was provided to Drew to review and respond to these items are from May and November 2024 and need to be resolved. Copying charges continue to be erratic, this will be addressed by Drew/Sterling Mgmt.*

*Tara Energy Rate Differences- Drew will secure the current December 2024 bill and provide info to the board for review*

*2025 Budget / Assessment Rate- Looks like no increase will be necessary but waiting for Drew to confirm December 2024 billing amount.*

2025 Annual Meeting – The Annual Homeowners Meeting will be held on February 13, 2025, 7:00pm at the Fire Station and the monthly meeting will follow the annual meeting.

## New Business

Bank Account Fraud update- another account entry was made, and President Fontana is working with the bank to resolve.

2025 Annual Meeting Notice- this notice was reviewed and approved for mailing. It will be a single sided, two-page notice

## Next Meeting Scheduled

February 13, 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 7:38 pm.

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Celene Keserich, Secretary