

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

February 12, 2026
Fire Station 9755 Landry

Call To Order

Mikel Fontana, President called the meeting to order at 7:16 pm. Board members in attendance were: Norma Avila, Annie Allen, David Kenny, Linda Bengé 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 present.

Approval of Minutes

January 8, 2026 monthly board meeting minutes were approved as presented.

Management Reports

Financial

December 2025 final and current financials were not available to be reviewed. They will be reviewed at the next board meeting.

Collections

The current attorney report has nine (9) items pending. Board is asking attorney to attend the March 2026 meeting to answer some questions.

Deed Restrictions

The monthly report was reviewed.

ACC Applications

The following ACC form(s) were reviewed:
9323 Bampton – Painting/Replace trim-Approved
9203 Landry - Roof Replacement - Approved

Monthly Invoices

Checks were reviewed and signed by the board. Three were held and not signed: two were held due to correct amount not shown for payment and one did not have the required backup information to substantiate payment. In addition, there was one check issued in question for payment. President Fontana will be reviewing all these items. Two additional checks were missing for payments, Drew will investigate this.

Old Business

Community events- MCCIA will be hosting a second Craft Fair on Saturday, March 20, 2026, at the Common Area- 17039 Fordingbridge Dr. The Board is also considering a paper shredding event later In 2026 for MCCIA residents.

Neighborhood Cameras- The board is reviewing information from MCHOA regarding their installation of Flock safety cameras and the possible installation and cost sharing of additional camera (LPR)

Commercial Crime Coverage Renewal document- this has been reviewed and paid.

New Business

Southwest Pool now part of American Pool- Southwest Pool our current pool management company is now American Pool. We are still dealing with the same contact people-no other changes.

Non-Standard Invoice Approval Required- President Fontana reminded Drew that Sterling Mgmt. should obtain prior approval before making payment on any non-standard invoices.

Board of Director Elections- Election has been completed and there are no changes in Board Positions.

LMC Ground Cushion Balance Invoice review- As mentioned in the Monthly Invoices, payment is under review for this account.

Next Meeting Scheduled

March 12, 2026 @ 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 7:32 pm.

Celene Keserich, Secretary