

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

April 9, 2026

Fire Station 9755 Landry

## Call To Order

Mikel Fontana, President called the meeting to order at 7:00 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

March 12, 2026 monthly board meeting minutes were approved as presented.

## Management Reports

### Financial

March 2026 financials were reviewed. All look good.

### Collections

The current attorney report has seven (7) items pending. Title reports on two (2) and next steps to be taken on one (1) are now going to move forward with action.

### Deed Restrictions

The monthly report was reviewed. There were four (4) that will be submitted to the attorney as no action to correct has been taken within the specified time period.

### ACC Applications

The following two ACC forms were reviewed and approved:

17002 Highworth Drive – rear fence

17015 Fenny Bridge – roof

### Monthly Invoices

Checks were reviewed and signed by the board except for two: 1) Cypress Creek – full payment amount was not presented on the check- to be corrected and 2) Sterling check additional services check included charges that need to be removed. .

## Old Business

Community events- Harris County WCID will be sponsoring a Shredding and e-waste event at Fire House-Station 33 on April 25 from 9am to Noon. See website [hcwcid119.com](http://hcwcid119.com) for more details.

Past Due Accounts- Once the aging report is corrected the Board will provided Sterling approval to send out assessment late notices.

## New Business

Pool Inspection – Initial inspection is complete and repairs are being made to comply. Final inspection will be handled before May to ensure Pool Party opening.

Pool Area repairs - \$1,609 in pool repairs and updates have been made to comply with current regulations. In addition, the Board approved new decking at the entrance of the pool (\$8500).

Pool Opening Party- May 16 from 12-2pm –notice will be sent to all homeowners with details.

Various Items- items were also discussed that Drew will take to review/resolve - these include outstanding bookkeeping and other corrections to monthly reports reviewed.

## Next Meeting Scheduled

May 14, 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 7:43 pm.

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Celene Keserich, Secretary