

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

December 11, 2025  
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, Debra Banano, David Kenny and Celene Keserich. Drew from Sterling ASI and one resident 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**

November 13, 2025 monthly board meeting minutes were approved as presented.

## **Management Reports**

### **Financial**

November 2025 financials were reviewed.

### **Collections**

The current attorney report looks good.

### **Deed Restrictions**

The monthly report was reviewed. Letters and three certified notices were sent. Certified notices will be followed up in forty-five days with the attorney if no repairs/responses are received.

### **ACC Applications**

The following ACC form(s) were reviewed:

9323 Bampton – Roof Replacement - Approved

9203 Kirkleigh – Siding Repairs + Painting-Approved

9118 Newkay- Siding repair/replacement-Roof replacement-  
Painting-Approved

17030 Highworth – Painting , Siding and Fence-Approved based  
on items received.

### **Monthly Invoices**

Checks were reviewed and signed by the board. Two were being held for review: #192 (O'Neal) and #194 (Sterling – addl fees)

## Old Business

Community events- MCCIA hosted a Craft Fair on Saturday, December 6, 2025, 10am to 2pm in the Common Area- 17039 Fordingbridge Dr. A second craft event is scheduled for March 20, 2026. The Board is also considering a Paper Shredding event sometime in 2026 (Debra to contact Water District as they have held them in the past.)

## New Business

Neighborhood Cameras- MCHOA contacted MCCIA regarding future installation of Flock Cameras in Memorial Chase. MCCIA is looking for a specific contact for MCHOA to get additional information and cost.

2026 Annual Meeting- The meeting will be held at the Fire Station on January 8, 2026. Annual meeting Information will be mailed out to all property owners and posted on the association website in the first part of January 2026.

## Next Meeting Scheduled

January 8, 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.

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Celene Keserich, Secretary