

Chisholm Trail Estates Homeowners Annual Meeting

The meeting was called to order at 7:05PM on October 10, 2024.

Board members in attendance were David Consolver, Pat Patel, Mariana Royer, Glover McMillan and Shanequa Williams

There were 15 homeowners in attendance

The Board was introduced along with GloboLink representatives Cindy and Tiffany

Mariana was congratulated for her work in organizing the National Night Out event.

First order of business was Pat's presentation of the Year in Review.

As described in the Agenda document:

6 lawn upkeep violations occurred. It was noted that GloboLink surveys the neighborhood for violations bi-weekly

There were 4 new owners

We had a large number of ACC requests because of the hail damage. 28 ACC requests were for roof replacement.

The members of the ACC were mentioned and congratulated in absentia

Thanks to Mariana for the new ACC reminder poster on the monument

The 1st door prize was drawn - Board member David won it!

Next, we moved on to the Mariana's presentation of the Social Committee activities

Mariana has been maintaining the poster board in the monument

Also, the camera / surveillance sign was updated last year

A community garage sale was conducted

A new hail specific ACC reminder poster was created and posted

New signage was created for the NNO / Block Party event

Any existing signage that needs it will be replaced in the coming year

The welcoming committee, Rebecca Green, was introduced and congratulated

There was a discussion of the Facebook group. We are currently using this only for announcements. Any HOA questions should be directed to GloboLink.

It was mentioned that the walking group has apparently dwindled down to 1 member. This isn't much of a group.

There is a solicitation of both new social event ideas and volunteers to work on them

Glover mentioned that he feels that the Hurst Police are responsive to the neighborhood and that they have a positive presence

The desire here is to keep children safe from irresponsible drivers

None of us should be afraid to report issues - "See something, say something"

2nd door prize went to Glover

The financials were discussed by Shanequa

Started with a review of the Balance Sheet - Dues are late after October 31!

Discussed the Income & Expense sheet

A homeowner asked about the fees to GloboLink. Cindy summarized the service that GloboLink provides and mentioned that their rates have been stable throughout our relationship. The board feels that we get good value from this arrangement.

Landscaping costs were discussed next. The board feels that we are getting good value from our current provider

A homeowner requested that the Bradford Pear trees in the maintained areas not be replaced when they die. This is the current board approved strategy.

Minor discussion of Budget items:

The Printing category does not include the monument sign

Discussion of seasonal decor

The yearly meeting fee is included in the meeting category

3rd door prize went to Pat. Pat refused, the re-draw sent it to Mariana. We were all quite entertained by this.

The Security Camera discussion was held by David

Discussed the pros (cost) and cons (not effective) of the current solution

The "why don't we just buy some new trail cameras" proposals of the past are not likely to be any more effective and have recurring costs

The alternative will be to hire a 3rd party managed system like Flock. This would be much more effective but also would require a HOA dues increase

We are unlikely to make any changes here unless we have some event where the cameras would be useful. We all hope this doesn't occur.

One homeowner did reference a non-managed system that might be link the Flock cameras. We look forward to hearing their thoughts on this

It was pointed out that most of the homeowners have Ring or other monitored cameras whose recordings might be provided to any investigations that are conducted

A homeowner pointed out that the City of Hurst is likely to be able to provide the Board with historical crime information. We do anticipate that this information will change our strategy in the short term.

The announcement of the 2024-2025 Board was made by Pat.

David and Mariana were the only applicants for the 2 open positions and they won those positions

The meeting Wrap Up discussion was performed by Pat

The homeowners in attendance did not have any questions, and there were no written questions supplied prior to the meeting

4th door prize went to a homeowner - but the ticket drawn was only 1 off of Shanequa's ticket. Better luck next year Shanequa!

5th & final door prize went to a homeowner without any drama.

The meeting was adjourned at 8:05.

There was a short after meeting Board discussion. We decided to hold the next BOD meeting in January with a date to be determined later. In addition, the Pristine Landscaping contract was voted on and approved.