

## 2025 Chisholm Trail Homeowner's Association Annual Meeting Minutes

The meeting was called to order at 7:07PM on October 2, 2025

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

There were 8 homeowners in attendance – this includes 2 spouses of board members.

In addition to the summary Agenda & Financial documents provided by GloboLink, Mariana handed out an excellent detailed Agenda. Thanks Mariana!

Pat performed the introduction of Board Members

Financials were reviewed by Shanequa using the documents supplied by GloboLink.

There was a question about dues paid so far. It was noted that the HOA has a healthy contingency reserve account. This is because we have not encountered many unexpected expenses.

No comments on the income section.

On the expense section, we discussed landscaping expenses for damage that didn't grow back and the cost to address irrigation repairs. Many categories came in under budget. We discussed the good service that we are getting from Pristine.

We also discussed the fence that borders the park – this was replaced by the City and this made a lot of people happy. So, there were no complaints about the fence this year!

We discussed the budget for the coming year that runs from October 2025 through September 2026. Other than the new line item for Social, there were no comments.

The first door prize raffle handed out 2 gift cards.

Glover then presented the HOA Stats.

There were no transfers last year. There were 21 violation events which are categorized in the document supplied by GloboLink. We discussed the fine process since we had one instance where a warning was issued. There were 26 ACC requests which are also categorized in the document.

It was emphasized that pretty much any exterior change requires an ACC request. The ACC is independent of the Board – this was legislated by the State in 2001. Any homeowner who suspects a violation should report that to GloboLink. We have big thanks for the ACC committee members!

There was a question about how much change can be made to landscaping without having to file an ACC request. The response was – If in doubt, then file an ACC request.

We had an extensive discussion about aggressive driving in the neighborhood – particularly around the Indian Trail / Lookout intersection. Glover said he would alert the police to see what might be done here. It was suggested that the Board consider sending an e-mail alert to all homeowners about this issue – this will be discussed at the next Board meeting.

The second door prize raffle was conducted.

Mariana conducted the Social Committee review.

The “Love Your Lawn” promotion sign was discussed. We are likely to get more new signs next year to replace faded signs.

Rebecca Green, the welcoming committee, didn’t have any work last year. She will continue in this position next year.

It was mentioned that the Facebook group will only be used for announcements. A link was provided in the form of a QR code.

The National Night Out (NNO) event was mentioned at this point. Volunteers were requested to help organize both the event and its activities. We will be catering hot dogs from Sonic, but the desert was up for some discussion. The alternatives are Rainbow Cone and other. There was a suggestion to have day of event signage and balloons. There will be a sign-in table for ice cream tickets. We are looking for kid's activities. There was a suggestion for a final reminder e-mail.

The third door prize raffle was conducted. Still, no board members were selected!

Pat conducted the announcement of the 2025-2026 board members – no change from last year.

It was mentioned that all the board members are in the yearly directory and can be contacted if any homeowner feels the need.

A homeowner mentioned that we unexpectedly lost a homeowner last year. There was a discussion about the possibility of a bereavement committee or some such. There was a lot of concern that any such activity respects the affected family's privacy.

There was a homeowner question about the odd water / sewer insurance letter from the City. We determined that it was legitimate.

Pat conducted the wrap-up discussion as listed in Mariana's Agenda document.

The final raffle was conducted.

The motion to adjourn occurred at 8:05PM. Great meeting!

-- David Consolver