

Chisholm Trail HOA Board Meeting Minutes

August 1, 2023

The meeting was called to order a little after 7pm after a minor technical issue.

In attendance: Pat Patel, Mariana Royer, David Consolver, Sandra McMillan, Cyndi White, Tiffany Dounge

The minutes from the previous meeting were not available. We elected to continue without them.

Financial report discussion

The water bill was discussed. The numbers for April and May are artificially low. This was of interest.

There was a discussion of the delinquent homeowner. It was noted that they recently made a partial payment. The decision continues to be that we are not going to pursue any effort to collect further if that effort has a financial cost associated with it. Any back fees due will be paid eventually when the house is sold.

A discussion of recent home sales precipitated a suggestion that the transfer fee be increased. \$250 was suggested.

We discussed the entryway signage and it was suggested that Mariana go ahead and create a new sign for the coming season.

There was a motion to close the financial discussion, which was approved.

New business discussion

Review of the draft budget for the next fiscal year

No one knows of any significant increases in the regular expenses. Cindi will check with the landscaping provider to see when the bid for next year will be provided.

The existing holiday decorations will be used again this year. The costs associated with this will be to have the decorations put up and taken down.

There are no anticipated budget changes for next year.

We had a discussion of the entryway cameras. Both Pat and David had contacted Flock Security, a company that provides a security camera service. The anticipated cost for the Flock

Security cameras is \$2500 per year per camera. Subscribing to this service would require that the HOA yearly dues be increased by \$75 per homeowner.

The idea of replacing the existing surveillance sign was brought up. No task was assigned here.

We discussed the ACC and the lack of volunteers here. We need 3 people, and we only have 1. There is another person that is interested.

There are three board members whose terms are up this year. We will look for volunteers at the Annual Meeting, but the existing board members might be willing to serve again if there is not significant interest.

We discussed increasing the yearly dues. The last increase was in 2017, with an increase from \$250 to \$300 per year. Cindi was going to look up the rules associated with increasing the yearly dues.

There was a vote to increase the transfer fee to \$250, which passed.

2117 Lookout has some landscaping issues and recently had a "for sale" sign in the yard. An ACC request has been received to address the landscaping issues and the sign has vanished. It is hoped that the issues will be resolved by the homeowner without any comments from the HOA board.

601 Indian Trail has a boat stored on the property. Cindi reviewed the HOA documents and boat storage is allowed behind the fence. The current storage follows the HOA rules.

There was some discussion of people parking cars in front of homes that do not belong to them.

Annual Meeting planning discussion

There will be simple snacks and drinks provided – just like last year.

Discussed the process and deadlines of selecting new board members.

Discussed the possibility of mailing the Annual Meeting notice as well as e-mailing the notice.

Discussed the printing and delivery of the directory.

Decided to hold a HOA Board meeting in the week before the Annual Meeting. It is scheduled for 7pm on September 1, 2023.

A motion to adjourn the meeting was made and approved.

-- David Consolver