

Chisholm Trail Board Meeting Minutes

Chisholm Trail HOA Board Meeting Minutes November 16, 2023

The meeting was called to order at 7:03pm. All board members were in attendance.

The first order of business was to welcome Glover and to elect officers.

The officers are:

President: Pat

VP: Mariana

Secretary: David

Treasurer: Shanequa

There was no financial report presented at this meeting because of the close proximity to the Homeowner's meeting.

Next was a discussion of the fence that borders the park with the neighborhood.

GloboLink has contacted the City of Hurst and they agreed that the City both owns the fence and is responsible for maintaining it. The City is currently only performing repairs as requested by the homeowners.

The City does not currently have fence replacement budgeted.

Tiffany will forward the appropriate City contact information to the homeowners.

At the Homeowner's meeting, Brandee Dill (2105 Lookout) asked about starting a petition to encourage the City to move forward with fence replacement.

A discussion of the ACC membership followed.

Glover will contact Ken Rawlinson to see if he might be interested in participating.

A quick confirmation that Pristine would be contracted to perform landscaping services for next year.

A discussion occurred concerning the resolution of various electrical issues in the main (Sage) entrance.

A GFCI device was replaced, electrical contacts in some device(s) were cleaned, and the sign cabinet was cleaned.

There was some issue with the Holiday lighting that was been addressed by this work.

There is a desire to change the orientation of some of the landscape spotlights to make them more attractive. The main suggestion was to extend the lights so that they illuminate more than just the bushes.

We discussed the delivery costs associated with the directory. It was suggested that Mariana deliver them while performing her morning walk.

We discussed the outbuilding recently constructed at 633 Higivew Ln. This building and it's odd orientation are unexpected visible from Sage.

The homeowner did their best to follow process but the end result was clumsy.

The homeowner is working with the ACC to address this.

The board will only be involved if the ACC is not able to resolve this.

GloboLink reports that there is a change in state law the we need to conform to.

These new HOA rule changes address how violations are handled.

The summary is that homeowners with violations in certain categories now have 30 days to respond to a notification by the Board. After that, they can request a hearing, which the Board has 10 days to respond to. After that, there can be another 30 days before the Board can fine the homeowner.

GloboLink will inform the Board with an official notification that these rule changes are mandated.

The Board will need to review the changes, decide on the amounts of the fines, and then incorporate them into our by-laws.

It was decided that the next Board meeting will occur in approximately 3 months, with scheduling to be determined as we get closer to that date.

-- David Consolver