

Chisholm Trail HOA Board Meeting Minutes June 24, 2024

The meeting was called to order at 8:03 PM with Pat Patel, Mariana Royer, David Consolver, Shanequa Williams, Glover McMillan and Tiffany Dounge in attendance

First order of business was to deal with one property owner's request to forgive their outstanding late fees. They had caught up with their HOA dues.

It was commented that forgiving late fees could set a precedent that might make it harder to collect HOA dues in the future.

The possibility of asking the homeowner to agree to automated dues payment or require a pre-payment of next year's dues in order to forgive the late fees was discussed.

A review of the homeowner's payment record shows a pattern of late payments and a late fee forgiveness in the past.

The vote was to not forgive the fees. GloboLink will notify the homeowner of this decision.

Another homeowner made the same request to forgive late fees since they were now up to date on the actual dues. This was denied mostly because we do not want to behave inconsistently.

There was a lot of discussion about how homeowners are notified of the yearly dues and especially any delinquent dues and their associated fees. Tiffany explained the current process.

The yearly HOA dues statements are sent out in September, and due by the end of October.

There were suggestions on how to increase the Board's confidence that the homeowner has received notification that their dues were late. The idea of mailing certain notifications via registered mail was suggested.

The financials were discussed next. There are several homeowners that are behind in their dues – the homeowners discussed above are the only ones that are requesting forgiveness of the late fees.

There was quite a bit of discussion concerning the P & L Budget vs. Actual. There was some confusion in that the dates associated with the Actual column were described as full year rather than year to date.

The next topic of discussion was the neighborhood roof storm damage and with the need to impress on all homeowners that a change request needs to be submitted to the ACC before making these repairs.

The ACC is currently at 3 members.

A suggestion was made to relax the reporting requirement if no cosmetic change is occurring. This was struck down.

E-mail reminders of the need to submit a change request to the ACC for all roof repairs will be sent. In addition, the entryway sign will be changed to a sign that reminds homeowners of this requirement.

The AT&T fiber installation was mentioned.

Yard inspections are occurring every 2 weeks. There do not appear to be any current infractions.

There was a short discussion of the entrance landscaping. In particular, any dead trees along Canon will be removed but not replaced.

There was a discussion of which BOD members will be up for election this year.

The next BOD quarterly meeting was scheduled for August 6 at 8pm.

The Annual HOA meeting was scheduled for October 10 at 7pm.

The meeting was adjourned at 9:28pm

-- David Consolver