

## **Chisholm Trail HOA Board Meeting Minutes August 6, 2024**

The meeting was called to order at 8:08 PM with Pat Patel, Mariana Royer, David Consolver, Shanequa Williams, Glover McMillan, Cindy White and Tiffany Doungel in attendance.

First order of business was a review of the financials

Discussion of the cost of tree branch cleanup

One of the late dues payers paid up. The other late dues payer has not yet paid. There are still homeowners with outstanding late charges.

On Page 6, we had some clarification as to what the columns mean.

The paid legal fee had to do with a lien against a late paying homeowner.

There is unused budget in the repairs & maintenance category – we had a discussion about using those funds to clean up the GFCI issues that caused us problems with the Holiday lighting last year.

The website item is related to the cost of renewing the domain name registration. This should be added to the budget.

Discussion of the landscape maintenance budget. We need to confirm what Pristine has bid for next year's charges. Tiffany will obtain info about when we should expect a bid, and what the bid is.

Discussion of insurance costs. Homeowners are reporting significant increases and there is concern that this will affect the HOA. Our yearly insurance charge occurs September 30 – next year's costs should be identified soon.

There was a suggestion to of increasing all budget items by a fixed amount. This came up a couple of times.

On Page 8, we discussed the Balance Sheet.

We are currently in a very healthy state financially.

Discussion of a community event. Garage sale event with a food truck – concern about costs. We are looking into doing some kind of event on National Night Out. In Hurst, this occurs on October 1. Location might be Hickory Ct. Once the details move a little further forward, we will need to contact the owners on Hickory Ct to see if there are significant objections.

Landscaping changes were brought up but quickly dismissed.

Discussion of the ACC and all of the recent roof repairs. It is felt that all roof work has the proper approvals.

Discussion of landscaping issues at an address on Highview. This property is considered in non-compliance and a notice was sent on June 27. A photo was taken to compare with conditions at the end of the remediation period. Some noted that the property looks abandoned.

Next order of business was preparation for the Annual Meeting.

We will conduct a preparatory meeting before the event.

There are 2 board members up for re-election – David & Mariana.

The Annual Meeting will occur on October 10.

The pre-meeting will occur on October 3 at 8PM.

Cindy will have the financials ready for the pre-meeting and will send out draft election notices tomorrow.

We were reminded that ACC members are appointed by the Board.

It was decided that the Annual Meeting door prizes would be gift cards, like last year.

Discussion of the entry sign – should it be changed to a “back to school” theme? Discussion of leaving the roof repair sign up for a little longer.

There are some dead bushes in the landscaping. They should be removed, but probably not replaced. The trees that overhang Canon may need to be trimmed.

The meeting was adjourned at 9:25.

-- David Consolver