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To "Cindy White" <BOD@ChisholmTrailHOA.org>,  
Cc  
Bcc  
Subject Chisholm Trail HOA Board Meeting Minutes February 25, 2025  
History: This message has been replied to.

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The meeting was called to order at 7:05 PM with Pat Patel, Mariana Royer, David Consolver, Shanequa Williams, Glover McMillan, Tiffany Doungel and homeowner Cludia Ortiz in attendance.

The first order of business was financials.

We discussed the 2 homeowners who are behind on their dues. GloboLink stated that reminders are mailed every week. One of the homeowners has become unresponsive. There was a discussion as to how to contact the unresponsive homeowner – GloboLink will attempt to contact them by phone.

Two homeowners have overpaid their dues. The statement was that the overpayment will be applied to next year's dues unless the homeowners request a refund.

Next was a discussion of the electrical system in the monument. Past year's issues with the GFCI breaker tripping on the Christmas lighting was addressed by the expert use of an extension cord. A more permanent fix would involve some significant electrical work.

The monument sign box appears to have a dormant ant mound in it. No ants, just the mound. The monument area was treated for ants last year – GloboLink will contact the provider for a re-treat. It was suggested that placing a concrete slab around the sign box might prevent future ant infestations.

Next order of business was to approve the last meeting's minutes.

Next order of business was to address the homeowner e-mail concerning how the BOD can address homeowner lawns that have become shabby.

GloboLink provided an exhibit of the relevant bylaws for review and analysis.

There was a question of if the routine GloboLink neighborhood inspection covers lawn condition. The BOD may ask GloboLink to start looking for compliance in this area. However, there was some pushback that this inspection should not begin until after the beginning of the growing season. The BOD will revisit compliance enforcement at the next BOD meeting. In any case, the reporting homeowner needs to be responded to – GloboLink will handle this.

There is a lawn that we have discussed in the past that is mostly covered by ground cover. This is acceptable, except for the fact that the ground cover does not appear to be healthy or well maintained. GloboLink will contact this homeowner for remediation. This homeowner has been responsive in the past, but the lawn seems to then transition back into disrepair.

There was a discussion of how the BOD can gently encourage all homeowners to take pride in their yards. A "Lawn of the month" or other incentive program was mentioned. GloboLink will draft a Spring e-mail describing the general HOA lawn requirements and present that e-mail to the BOD for approval. Mariana will create a motivational flyer for the monument and / or e-mailing to the homeowners. Glover suggested "Love your Lawn" as a motto or theme.

The condition of the landscaping in the monument was discussed. There are some dead /

missing shrubs along Cannon that must be addressed . GloboLink will ask Pristine for an estimate on the repair. Mariana mentioned there are issues on the East side of the monument also. Pat will take pictures and supply them to GloboLink to guide the discussion with Pristine .

Glover updated his motto / theme suggestion to “Let’s Love our Lawns Together”.

Next order of business was to schedule the next BOD meeting .

The meeting is scheduled for April 22, 2025 at 7:00 PM.

The due date for the “Let’s Love our Lawns Together” program is March 20.

Final order of business was open session .

Short discussion about any homes that are currently up for sale .

Discussion of a car that appears to be covered and on the street or otherwise visible to the street. Mariana will monitor this situation. There were questions about how the BOD could respond to stationary cars on the street. This might be a city thing.

Discussion of having another community event of the type that we did on National Night Out . This would be in April or May. Mariana & Shanequa formed a committee to evaluate this possibility. There were some really firm thoughts strongly against doing any kind of pot luck event.

The motion to adjourn the meeting was presented and accepted at 9:05 PM.

-- David Consolver