

Chisholm Trail BOD Meeting April 22, 2025

The meeting was called to order at 7:09 PM with Pat Patel, Mariana Royer, David Consolver, Shanequa Williams, Glover McMillan and Tiffany Dounzel in attendance.

The first order of business was financials.

It was noticed that the message board fee had increased from \$25 to \$63.81. We tried to find an explanation for this change.

There was a short discussion about the audit fee.

The printing and reproduction fees mostly cover the dictionary and various invoices.

We discussed water usage and costs.

We then discussed dues both overpaid and delinquent. The overpaid dues will be reflected on the next statement.

One household's overdue dues were extensively discussed. There is a cost associated with filing a property lien on the house. We had a short discussion about the various attempts that were made to contact the owner about the overdue amount. Unfortunately, the owner has been completely unresponsive to these contacts. There was some chat about having BOD representatives knock on the door, but we finally gave up on that idea. The net results here is that Tiffany will identify the costs to place a lien on the property, and will confirm that the notice sent by certified mail was signed for. The board will wait on Tiffany's investigation and then likely move forward with a property lien.

The second order of business was a review of last meeting's minutes. They were approved with a recommendation to correct the name of Cannon Drive.

Third order of business is a review of the landscaping quote from Pristine Lawncare.

There is a suspicion that that this quote is greater than what was paid for the initial planting.

Glover worked with the contractor on the specifics of the quote.

Several dead trunks will not be replaced.

The 2021 plant work was quoted at around \$2500.

There is a question of using smaller (1 gallon) plants to reduce costs.

Pat will check with his own landscaper about a quote for the work.

After a short review, the difference between the 2021 estimates and this estimate is mostly the cost of the plants. Tiffany will research past financials to obtain the 2021 cost breakdown.

Glover mentioned another dead tree.

Mariana was positive about the bid.

There was a question about how much irrigation is present in the Cannon landscaping. Glover said that Pristine believes there is. We need to identify if the existing irrigation is sufficient for the new plantings.

There were concerns about timelines of getting this work done.

After this discussion, we voted to accept the bid. Glover will work with Pristine to identify if the irrigation is sufficient, Tiffany will contact Pristine to accept the bid and get the work scheduled.

Pat suggested we hold off on sodding certain areas.

We discussed the street draining work recently completed by the City.

We discussed the current fence work being undertaken by the City.

Next order of business concerned community events.

We discussed a proposal for a neighborhood garage sale.

The last neighborhood garage sale was October 23. Turnout was low.

One homeowner had asked a board member for this effort. Mariana will research and report on this project. It won't happen in the Spring but might happen in the Fall.

We discussed a community event like last year's National Night Out.

Mariana will research. Possibilities include an end of school year event, a 4th of July event.

It was discussed that there are too many vacations that occur over the end of school and 4th of July to try to schedule the event then. The preference was to identify a good "off cycle" week to schedule this. We decided that the best time is the National Night Out later this year.

The next order of business is open topics.

We had a discussion concerning how frustrating certain parking situations are.

There is a dead tree at 621 Forest View that needs to be addressed.

605 High View has a shabby lawn.

We discussed neighborhood lawn care in general – there has been noticeable improvement since our last meeting. We may consider sending out a "Love Your Lawn" e-mail.

We discussed the next sign for the monument display – Graduation, Home Improvement (proper forms) and such. No real consensus here.

The possibility of doing a neighborhood lawn competition of some sort came up. We discussed having the neighbors vote and the winner being congratulated in the monument sign.

We discussed a pet promotion or meet & greet.

Mariana will research the yard and pet promotions.

Next order of business was to schedule the next meeting – August 5, 2025 at 7PM.

Final order of business was to adjourn. Adjournment was at 8:25PM.

-- David Consolver