

CHISHOLM TRAIL ESTATES HOA MEETING

Sept 16, 2012---3:00 PM

1901 Norwood, Hurst, TX 76054

Board Members present: Terry Fredeking, Bob Hampton, Jay Thomas, and Mike Kordewick. Board Members absent: Catherine Dikes, Emily Carter, and Tim Kim
Meeting was called to order at 3:07 PM.

Open discussions were held on the following topics:

Staggered terms for board members: Staggered terms for board members was discussed in order provide continuity. Term limits would be increased to two years. In the first year, one half of the board would have a one year term and the other half would have a two year term. Following years only 3 or 4 board members would need to be elected. It was recommended that this be brought up for a vote at the annual meeting.

Complaint by homeowner about parking on the corner of Farrington: There has been a complaint about parking on the corner of Farrington and Indian Trail. The possibility of a stop sign or warning sign was discussed. It was felt that most of the issue at this time is due to construction vehicles. Bob Hampton will check with the city to see if there is a regulation about parking near the corner of the street.

Complaint by homeowner about landscaping: There has been a complaint by a homeowner that another homeowner has mowed their lawn for the first time in six weeks and does not maintain their landscaping. Since the lawn has been mowed, there is not currently a violation. The portion of the covenants that apply to landscaping was read. It was recommended that a reminder be sent out to the homeowners and at the annual meeting about the importance of compliance with the covenants in regards to landscaping.

DECLARATION OF RESTRICTIONS, COVENANTS, AND CONDITIONS OF CHISHOLM TRAIL ESTATES

y. Each Lot owner shall mow and maintain the landscaping and vegetation of his Lot in such a manner as to control weeds, grass and/or other unsightly growth. If after ten (10) days prior written notice and Owner shall fail to (1) control weeds, grass and/or unsightly growth; (2) remove trash, rubble, building and construction debris; or (3) exercise reasonable care or conduct to prevent or remedy an unclean, untidy or unsightly condition, then the Association shall have the easement authority and right to go onto said Lot for the purpose of mowing and cleaning said Lot and shall have the authority and right to assess and collect from the Lot owner a reasonable fee for mowing and cleaning said Lot on each respective occasion of such mowing or cleaning. The assessments, plus ten (10%) percent interest per annum thereon and costs of collection thereof, shall be a charge on the land and shall be a continuing lien upon each Lot against which each assessment is made. Each such assessment,

together with such interest thereon, and costs of collection thereof, shall also be the continuing personal obligation of the person who was the owner of such Lot at the time which the assessment occurred. The lien securing any such assessment shall be subordinate and inferior to the lien of any mortgage or any renewals or extensions thereof existing prior to the assessment date. The lien will accrue from date a "Notice of Lien" is filed in the lien records of Tarrant County, Texas.

Insurance: The HOA has a new insurance policy with Nationwide that covers the Bradford Pear trees along Cannon and the wall. It is less expensive than the previous policy and is better.

Transfer fees and resale certificates: The charges for transfer fees and resale certificates have been raised to \$150 each. The invoice will read \$300 for resale certificate to include \$150 transfer fee.

Meeting of board without notice: The property code section was read which indicates the board can meet without prior notice to handle routine administrative matters provided a summary is read into the minutes of the next open meeting.

Property code Sec. 209.0051 OPEN BOARD MEETINGS

(h) A board may meet by any method of communication, including electronic and telephonic, without prior notice to owners under Subsection (e), if each director may hear and be heard by every other director, or the board may take action by unanimous written consent to consider routine and administrative matters or a reasonably unforeseen emergency or urgent necessity that requires immediate board action. Any action taken without notice to owners under Subsection (e) must be summarized orally, including an explanation of any known actual or estimated expenditures approved at the meeting, and documented in the minutes of the next regular or special board meeting. The board may not, without prior notice to owners under Subsection (e), consider or vote on:

- (1) fines;
- (2) damage assessments;
- (3) initiation of foreclosure actions;
- (4) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- (5) increases in assessments;
- (6) levying of special assessments;
- (7) appeals from a denial of architectural control approval; or

(8) a suspension of a right of a particular owner before the owner has an opportunity to attend a board meeting to present the owner's position, including any defense, on the issue.

Jay Thomas reviewed the Treasurer's Report. We have already received 12 assessment payments.

Adjournment by President was made at 4:40 PM.

Submitted by: /s/ Judi King; 10/1/2012 Approved by: _____