

CHISHOLM TRAIL ESTATES HOA MEETING

October 4, 2012---7:00 PM

Brookside meeting center, Hurst, TX 76053

Board Members present: Michael Kordewick, Tim Kim, Terry Fredeking, Catherine Dikes, and Jay Thomas

Board Members absent: Bob Hampton, Emily Carter

Meeting called to order by Michael Kordewick at 7:20pm.

Michael Kordewick discussed the state-of-the-union, mentioning last year's tense election, much has been mended and we have made good progress. We have many volunteers in the neighborhood, helping make us the premier neighborhood in Hurst. We have an email database, and Tim Kim has created our website. We had over 100 attendees at last year's Halloween party, as well as the Spring Fling. Emily Carter has done a great job with the social events. Tim has done an excellent job with the newsletter. There has been complete transparency in the process, which has been a concern in the past. All HOA meetings were open to all members this past year.

We have several homes being built in the neighborhood. Eleven lots were sold to Our Country Homes, and they are building a high-end product. Five homes have been approved and 4 of those have been sold already at around \$100-120/SF. This is good for our home values.

The re-construction of the highway is bringing new retail and restaurants as well.

Catherine Dikes honored the past presidents of the CTEHOA with a short speech and an appreciation plaque for each. Our founding President, Delbert Derrett did a super job from 2008-2009, beginning the HOA from the ground floor. He was influential in building the foundation for a great HOA. The 2009-2010 President was George Walbert. George did a great job taking over from Delbert and continuing to develop rules and regulations for our HOA. Bob Stoddard was our 2010-2011 President and worked on policies, compliances and legal issues, and did a wonderful job. He printed newsletters and communications from his home office and put a lot of effort into this. We very much appreciate all the past presidents.

Jay Thomas, Treasurer, presented the Financial Review. He handed out a detailed 7 page packet, which included a Summary, Approved Budget, Unpaid Assessments Report, Quicken Budget Review, Forecast Review and the 2012-2013 Proposed Budget. Jay reviewed each slide and mentioned that he has entered all expenses since the inception of our HOA in 2008. He noted we have an increase in our dues to \$195 per year. He also noted we have exceeded our targets and saved money towards our budget. He showed the template for the upcoming year's budget.

Jay also discussed the tree issue, the Bradford Pears lining the neighborhood on Cannon Rd. They are infected with Fire Blight, a type of bacteria, and will need to be removed. A homeowner made a suggestion to remove the trees and not replace them with other trees, but to leave grass there. Mike said this option had been brought up by the board already, and we were considering that as an option. Terry Fredeking thanked Mike and Jay for their effort this past year they put in a lot of time.

The board also suggested that we vote on term limits for the board members, beginning in the 2013-2014 year (next year). The suggestion is to stagger the terms, 3 board members are up the first year, then the other 4 are up the second year. This creates continuity in the Board, so we are not starting over each year with a new group. A suggestion was to have the President and Secretary be a combo to be up at the same time and Treasurer and VP be a combo.

VOTE: Delbert Derrett asked for a motion passed to implement the election/term plan in wisdom. All members in favor. Motion passed.

Comment [C1]:

Catherine announced that Emily volunteered to do our holiday decorations this year for the front entrance. Thank you Emily!

Comment [C2]:

Terry and Catherine have been keeping the Board running this past year, with Terry managing the legal counsel and anything bylaw related. Catherine has served on the yard of the month committee and had her hand in all. Thanks to you both.

Judi Fredeking has been very involved in the behind-the-scenes, helping everybody, lots of time on her part. Thank you Judi!

Tim thanked the welcoming committee of Melanie, Delbert, Holly and Hyun. Everybody has done a great job. Paul Lufkin helped Tim pass out newsletters, Ralph Dikes handled the signage and the lights at the front, Judi and all the paperwork! Thanks to all.

Election Results delivered by Kenneth Forehand, and counted by Kenneth and Lynne Forehand.

Sam Baker – 45 votes

Catherine Dikes – 45 votes

Terry Fredeking – 46 votes

Jamie Garlow – 45 votes

Bob Hampton – 45 votes

Mike Kordewick – 45 votes

Jay Thomas – 47 votes

The 2012-2013 CTE HOA Board is:

Sam Baker

Catherine Dikes

Terry Fredeking

Jamie Garlow
Bob Hampton
Mike Kordewick
Jay Thomas

Comment [C3]: meeting

Catherine welcomed and recognized our new neighbors:
Edward and Verlinda Trimble – Highview Court
Glover and Sandra McMillan – Indian Trail

Meeting adjourned by Michael Kordewick at 8:30pm.

Submitted by: /s/ Jamie Garlow; 10/21/2012

Approved by:
