

## CHISHOLM TRAIL ESTATES HOA BOARD MEETING MINUTES

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**Date:** November 3, 2013

**Time:** 3:10 PM – 4:50 PM

**Location:** 1901 Norwood, Hurst, TX

**Board Members Present:** Terry Fredeking, Bob Hampton, Jay Thomas, Samantha Baker, Catherine Dikes

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**Introduction:** This meeting was the first 2014 HOA Board Meeting following the October 2013 election of new board members.

**Selection of Officers:** Motion was made and unanimously approved to appoint the following:

President..... Terry Fredeking

Vice President..... Bob Hampton

Treasurer..... Jay Thomas

Secretary/Landscape Chair...Catherine Dikes

Social Events Chair.....Samantha Baker

**Budget Approval:** 1) Jay Thomas motioned and Board unanimously approved to delay the 2014 budget approval for the next meeting. The 2014 budget will include expenses from last term, proposed social events expenses, and proposed community improvements (i.e., 2 security cameras). 2) Jay questioned monthly increase of water bill and asked Catherine to contact Pristine Lawn Company to check sprinkler schedule and/or a possible water leak. 3) Bob Hampton volunteered to contact Ed Electric to seek solution to repair outage of entrance lights. Motion was made and Board unanimously approved to budget for repair of entrance lights as needed. 4) 12 lots have unpaid assessment fees. Reminder letters will be sent to homeowners next week for collection of past due fees. 5) HOA bank balance is \$22,045.20.

**Board Meeting Dates:** The following is the 2014 HOA Board Meeting schedule.

January 5, 2014 (Sunday); 3:30 PM; 1901 Norwood Drive, Hurst

April 6, 2014 (Sunday); 3:30 PM; 1901 Norwood Drive, Hurst

July 6, 2014 (Sunday); 3:30 PM; 1901 Norwood Drive, Hurst

October 2, 2014 (Thursday); 7:00 PM; location to be determined for Annual Meeting

**Newsletter:** 1) Jay Thomas proposed the HOA newsletter change from a quarterly to an annual publication since much of the same information is posted routinely on Nextdoor.com website. Proposal received Board approval. The *2014 Chisholm Trail Estates HOA Annual Newsletter* will be published by end of January 2014. The Annual Newsletter will include information such as: 2014 HOA meeting date schedule; social events and dates; Nextdoor.com invitation information; Board articles; announcement of board positions, etc. Catherine and Samantha will work together to develop the annual newsletter. 2) The HOA database includes email addresses for 73 lots and all members are encouraged to join Nextdoor.com to stay current on all HOA news and events.

**Social Events:** Samantha Baker proposed HOA social events and received Board approval (note dates, times, and locations are tentative until officially announced).

November 17, 2013; Chisholm Cheers at Londoner's at 5:30 PM (to be arranged)

December 15, 2013; Holiday Event at 6:00 PM (location to be determined)

April 27, 2014; Spring Fling Smoke-Out in a neighborhood court (to be planned)

**Community Improvements:** Bob Hampton motioned and Board unanimously approved the purchase and installation of two security cameras (estimated \$2,000) to be located at the end of neighborhood on Farrington and Chisholm Trail. Bob Hampton will contact vendor and schedule installation. Because there is not an HOA common area in that area the current property owners have approved camera installation on their property.

**Adjournment:** Motion was made and approved to adjourn the meeting at 4:50 PM.

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Submitted by /s/ Catherine Dikes, November 3, 2013