

CHISHOLM TRAIL ESTATES HOA MEETING MINUTES

Date: August 6, 2017 Time: 1:00 PM Location: 1901 Norwood Dr., Hurst, TX

Board Members Present: Rick Snyder, Wayne Roberts, Bill McClure

Board Members Absent: Karl Martin

GloboLink Management Representative Present: Cyndi White

Call to order was made at 1:20 PM by Rick Snyder.

In lieu of the agenda item, Reading of Minutes, the April 2017 meeting minutes have been attached. Any adjustments will be made at the October 1, 2017 Executive Meeting.

Wayne Roberts presented the Financial Report. Wayne advised that the total projected costs to be incurred by the fiscal year ending September 31, 2016 will be very close to the budget for the same time frame. Wayne also presented the budget for the 2017- 2018 fiscal year. Highlights of the coming year's budget included:

1. Proposal to increase the annual homeowners' dues from \$250 to \$300 resulting in annual revenues from membership dues amounting to \$30,000.
2. Establish a goal of reaching a \$15,000 contingency reserve (approximately 50% of a normal year's annual budget) over the next five years is necessary to achieve fiscal responsibility. To this end, a \$1,500 installment to the contingency reserve is included in next year's proposed budget.

The proposed budget was approved as presented.

Cyndi White advised that she had a conversation with the current landscaping provider, Pristine, concerning the appearance of the shrubbery and irrigation along Cannon Drive subsequent to the April 2017 Board Meeting. All agreed that the appearance along Cannon Drive and the Sage Street entrance to the HOA has improved. Rick Snyder requested that Cyndi have Pristine to include trimming of the Bradford Pear trees along Cannon Drive on their annual "To Do" list.

Nancy Aspaas from the Social Committee reported that her committee makes multiple attempts to personally welcome new homeowners into the HOA with a gift card as well as a copy of the HOA's CCRs. Only in the event that a homeowner cannot be reached after several attempts will the welcoming gift be left on the porch. Cyndi advised that not all title companies provide a copy of the HOA's CCRs to the new homeowner. Rick Snyder requested that the HOA's process of making sure the homeowners are made aware of the CCRs via the welcome package be included in the meeting minutes for documentation purposes.

Nancy also expressed that the Social Committee wanted to be involved, but not responsible for the display of Christmas decorations. The Board was in agreement with the request.

As a result of multiple inquiries from homeowners concerning vehicle parking on the streets within Chisolm Trail Estates, the Board considered the possibility of amending the HOA's CCRs. However, since the HOA is not a gated community and since the streets are public in nature, the decision was made to alert homeowners of our collective responsibility to contact the City of Hurst to enforce parking code violations. A copy of the pertinent city codes are attached. It was also agreed that homeowners would be advised of the city's parking ordinances and our collective responsibility to inform the city of Hurst of any violations at the annual October HOA meeting.

Rick Snyder noted that the City of Hurst had installed Speed Limit signs along Farrington Street.

Rick Snyder provided the Board with an update of his findings concerning the existing cameras located at the entrances into the HOA. Rick advised that all three cameras have not been working for quite some time primarily because of no electricity and because the batteries intended for use as backup to the electricity were in need of replacement. The cameras on Sage and Chisolm streets should be operating by electricity but for some reason there is no power. Power for the camera on Farrington is operated by solar power. However, the solar power is inadequate for the camera to operate. Rick also advised that while the cameras did provide daytime coverage, the cameras were inadequate to capture nighttime coverage. The decision was made to repair the electrical problems for the Sage and Chisolm Street cameras and to routinely replace the batteries on the Farrington street camera. The Board will also place an agenda item on the Annual Board Meeting to inform homeowners of the existing camera capabilities as well as informing them that data captured by the cameras is only available for fifteen days. Thus, homeowners will need to contact the Board within 15 days to seek any help available from the camera's data card.

The Board authorized Terry Fredeking to purchase and have installed three Warning of Video Surveillance Camera signs to be placed facing inbound traffic at the entrances to Chisolm Trail Estates. Rick Snyder will contact the City of Hurst to see if there is any required wording to be placed on the signs.

In preparation for the annual meeting to be held on October 3, 2017, Cyndi advised that GloboLink Management will soon be sending out ballots to all homeowners for the election of Board members. GloboLink Management will also contact the City of Hurst to reserve a place and make the Annual Meeting arrangements.

The next meeting was scheduled for 1:30 PM on October 1, 2017. This meeting will be an executive meeting in preparation of the Annual Meeting scheduled for October 3, 2017.

Meeting was adjourned at 2:50 PM.

Submitted by /s/ Bill McClure, August 7, 2017

Attachments