

April 28, 2019

General and Executive Sessions for Chisholm Trail Estates HOA

Board Members Present: Bill McClure, Wayne Roberts, Nancy Aspaas, Bill Fleming, Brad Cunningham

Others in Attendance: Cyndi White, GloboLink Representative; Glen Weissinger, Homeowner

Meeting was called to order by Brad Cunningham at 5:56pm. Minutes from last meeting were reviewed and accepted by Brad, and seconded by Bill McClure.

A financial report was delivered by Wayne Roberts. Abbreviated and detailed reports were provided to all present for review. It was reported that all budget items are in line with current projections. Wayne reviewed that based on previous expenses, we will see significant increases in monthly costs during the summer months, but it is expected that those will be in line with projections.

There was a brief review of the contingency fund. Brad asked Wayne to clarify what appeared to be an \$1800 discrepancy between the detailed report prepared by GloboLink and Wayne's report. After further explanation from Wayne and confirmation from Cyndi White it was determined that there is no discrepancy and that the contingency fund is on schedule with the Board's plans for creating it and maintaining the amounts it contains. The financial discussion was thus concluded.

Bill McClure addressed the communication we received from a homeowner concerned about the metal rings around the pear trees along Cannon Drive. There was a specific homeowner complaint about the rings around the trees that called to our attention potential danger from rust and pedestrians injuring themselves on the sharp metal edges. Brad Cunningham informed all in attendance that after receiving the complaint, he did a walk thru with the landscaper regarding any and all issues with the landscaping on Cannon in an effort to solidify his knowledge of the current state of the tree edging. It was decided during that meeting with the landscaper that mulch will be added to the areas surrounding the trees and the edging will remain in place to keep the mulch from washing away. Additional weed control and rye seed will need to be added to the grass to improve its overall health and appearance and Brad clarified with the landscaper during that meeting that it should have been done already. We may be due a credit for them not putting down the rye seed. Brad asked for a quote to grind down the stumps from the pear trees that were removed in 2018. Landscaper will trim crepe myrtles. Bill McClure asked for clarification on the liability to homeowners if someone were to fall and hurt themselves on rusty tree edging. Cyndi confirmed that we have insurance that covers those types of incidents should an issue arise. Brad will send Cyndi a list of the items that were discussed so GloboLink can stay on top of what is supposed to be handled. We need to confirm when our current contract is up with the landscaper. Cyndi reports that GloboLink would be happy to submit for bids for a new contract for next year. Multiple suggestions were offered to Cyndi. Additional names and contact information should be submitted to Cyndi so GloboLink can send the bids out. Cyndi will confirm a deadline for company suggestions.

Looking at October for those changes to be made. At the conclusion of the landscaping discussion there was a brief period of the Board congratulating itself for the good decision to dramatically trim back the pears on Cannon because they managed to survive a recent wind storm with no issues.

Bill McClure will submit to Cyndi an address for a homeowner that is potentially in violation of their obligations regarding landscaping. He will forward the specific address and a detailed account of the potential violations.

Cyndi reported that the board needs to process ACC requests in a timelier manner. All opened ACC requests were edited and prepped for approval during the session.

Prior to the meeting, Catherine Dykes (former Board member) delivered plastic letters to Wayne that were previously used to change the letter board in the entryway monument. They are currently not in use. Wayne will bring them to Nancy and she will determine if they are functional or should be disposed of.

There was a brief report by Nancy Aspaas on the Social Committee's attempt to organize a Spring Garage Sale. In April, an email went out to the homeowners who have opted in to receive Social Committee email communications. To clarify, this is a separate email from the Board communication or official business from GloboLink. The Social Committee was seeking information from homeowners about interest in participating in a Spring sale. There was no response from the neighborhood. Full disclosure; due to the lack of response and Nancy Aspaas's busy school calendar, the search for an acceptable date and all planning was dropped. Another communication will go out in the late summer regarding a possible Fall sale.

Brad Cunningham asked all present if there were priority agenda items to be for the August executive session.

Brad Cunningham closed the general meeting session at 6:41pm and it was seconded by Bill McClure.

Executive session opened at 6:41pm

Cyndi White opened a discussion about annual dues. There is a homeowner with outstanding dues. They have received letter and a lien warning. Cyndi reviewed for the Board how the notification process works: every homeowner without outstanding dues receives a statement at the beginning of every month and this serves to remind them of the financial requirement. Bill Fleming and Brad Cunningham will go speak to homeowner. July 1 is the deadline or the Board will register a lien on the property. GloboLink will send a final certified mail warning letter to insure he has received the pertinent information. There was a total reviewed that was current as of June 30, with interest the amount is adjusted, and the lien amount will add an additional amount.

The Board moved into a review of communication received from a homeowner about a private dispute she is having with her neighbor over a neglected fence. Brad Cunningham reviewed that he sent an email that clarified how it is beyond the purview of the HOA Board to mediate the dispute over the fence. We will await further communication from the homeowners about their intended private resolution to this matter.

The next meeting will be July 28 at 6:30pm.

Brad Cunningham made a motion to adjourn at 6:55pm. Bill Fleming seconded.