

# Chisholm Trail HOA Board Meeting

Sunday, August 8, 2021

7:00 PM

In-Person Meeting

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**Meeting called by:** Brad Cunningham      **Type of meeting:** Board Meeting  
**Facilitator:** Cyndi White - Globolink      **Note taker:** Mariana Royer – Secretary  
**Timekeeper:** Brad Cunningham  
  
**Attendees:** Bradford Cunningham, Cyndi White, Pat Patel, and Mariana Royer  
**Meeting Start Time:** Brad Cunningham called meeting to order at 7:10pm

## Minutes

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**Agenda item:** Approval of April 11, 2021 Minutes      **Presenter:** Led by Brad Cunningham

**Discussion:**

- Minutes approved.

Action items	Person responsible	Deadline
✓ No action items		

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**Agenda item:** Financial Overview      **Presenter:** Brad Cunningham & Cyndi White

**Discussion:**

Discussed the following items:

- Sprinkler expense
- HOA Reserves – enough to cover 1 year expenses
- Insurance Review necessary
- Landscaping Cost: Pristine contract ends at the end to calendar of year / 3 years ago reduced cost

**Conclusions:**

Finances approved.

Action items	Person responsible	Deadline
✓ Brad Cunningham motioned to accept financial and Pat Patel 2 <sup>nd</sup> the motion		

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**Agenda item:** HOA Committee Changes      **Presenter:** Cyndi White

**Discussion:**

Discussed the following items:

- Welcoming Committee: Bill and Shirley Fleming have stepped down from the Welcoming Committee.
- New State Law stated that HOA board needs to assign a minimum of 3 new (non-board members) people to ACC Committee effective Sept. 1st. People appointed must understand reasons and rules of property values. If ACC request is not approved, homeowner can appeal to the board.

**Conclusions:**

- Need to find Welcoming Committee Replacement.
- Brad Cunningham and Bill Fleming will submit board resignations by August 25, 2021 so they can be added to the new ACC Committee.
- Brad to find an additional member to be added to the ACC committee.

Action items	Person responsible	Deadline
✓ Submit formal board resignation	Brad Cunningham & Bill Fleming	August 25, 2021

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**Agenda items:** Additional new State Law Policies & Guidelines **Presenter:** Cyndi White

**Discussion:**

- Board meeting notice – 6-day notice if changing board meeting dates, email people date
- Procedure Violations on Hearing policy – Homeowner doesn't agree with notice, they can appeal to board
- Rental Rules – Need to write a policy regarding leasing
- Religious displays – terms and conditions
- Swimming Pool Enclosures
- Security Devices & Fences
- Resale Certificates
- Governing Documents on Web
- Texas Property Codes

**Conclusion:**

New Texas Property policies and codes will need to be updated and created

**Action items**

- ✓ Globolink to create and update new policies and will be distributed at HOA Annual Meeting

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**Agenda Items:** HOA Annual Meeting

**Discussion:**

- Decide on HOA Annual Meeting date, venue and cost
- Guest Speaker
- Promotion
- Door Prizes
- Announce new ACC Committee
- Announcement letter to go out to homeowner with nomination deadline
- Homeowner's nomination collection process

**Conclusions:**

Cyndi to schedule HOA Annual Meeting for Thursday, October 7, 2021 at the Hurst Conference Center. Board ballots to be mailed out by October 1<sup>st</sup> and deadline for voting ballots submission is Oct. 7, 2021.

Action items	Person responsible	Deadline
✓ Reserve Hurst Conference Center Meeting for HOA Annual Meeting	Cyndi White	
✓ Mailouts of Annual Meeting Notification, and nomination ballots	Cyndi White	

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### ***Other Information***

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#### **Special notes:**

A short executive meeting has been scheduled for Friday., Oct. 1st to prepare for the HOA Annual Meeting.

#### **Conclusion:**

Brad Cunningham motioned to end the board meeting and Pat Patel second. Meeting ended at 8:42 pm.