



2024  
Chimneystone HOA  
 Monthly Board Meeting  
 April 23, 2024 @ 6:30 PM



**MINUTES**

**ATTENDEES:**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Diane Johnston – President   | <input checked="" type="checkbox"/> Scott Mack – Board Member     |
| <input checked="" type="checkbox"/> Maria Zuniga – Board Member  | <input type="checkbox"/> Open Seat – Board Member                 |
| <input checked="" type="checkbox"/> Hilda Grieshaber – Secretary | <input checked="" type="checkbox"/> Clinton Seay – Creative Mgmt. |

Residents in Attendance: 11

I. Open Meeting

Meeting called to order

Diane Johnston

Ratifications

II. Review of Minutes

1. March 26 minutes approved and accepted by board.

Board

III. Chimneystone HOA Report

1. Review of financials – March 2024

C Seay

IV. Old Business

D Johnston

1. Pool update

- The pool is almost complete.
- Final payment pending cleanup as it has not been completed properly.
- The final cost was approx. \$30k over due to unforeseen repairs due to age.
- Due to the overage, there are no additional funds in the pool budget to purchase new pool furniture.
- The hope is the furniture can be replaced next year and we can rely on sales.
- In the meanwhile, existing furniture will be cleaned, and protection pads placed on them to protect the new pool deck.

2. Tree Donations

- Donations for trees are being done again this year.
- Owners may donate but will also need to maintain trees and water. HOA will dig the hole only.
- A plaque can be placed with donated tree for commemoration or memorial.
- Must be approved by HOA.

V. New Business

C Seay/D Johnson

1. Social Committee/Events

- Cynthia Occhiogrosso is our social committee volunteer.
- The first social event will be for the Memorial Day pool opening.
- Cynthia to present her proposal for the event by Friday, 4/26/24.
- Still a need for volunteers.

2. Yard of the Month (YOTM)

H Grieshaber

- The guidelines for the YOTM were posted to website and social media.
- The first YOTM winner will be announced in the first week of May.
- Home Depot donated a \$50 voucher which will be matched with a \$50 gift card for a total of \$100.



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3. Pool Wristbands for Pool Entry D. Johnston
  - Bands were given out before the meeting.
  - Bands will also be given out Sat/Sun May 4 & 5 and 11 & 12 at the pool.
  - As in past years, no wristbands will be given to residents who have open violations or unpaid assessment.
  - After the issue dates all wristbands will need to be picked up in person at Creative Management offices.
  
4. Welcome Packet for Subdivision H. Grieshaber
  - A review was requested of the Welcome Packet that goes out to residents.
  - Some of the forms and info are to be updated.
  - A post is to be added to the website for new owners and tenants in a format that can be downloaded for landlords to provide info to community information and guidelines.
  - The sign at the pool that had community management info was inadvertently thrown out with the pool construction.
  - It was suggested that the replacement sign have a QR code that leads to welcome packets on the website.
  - It is hoped this will give owners and tenant better access to the information needed.
  
5. Driveway Extensions/Pavers D. Johnston
  - There have been many incidences in the community of residents using pavers as driveway extension.
  - A studied review is to take place to establish parameters in regard to the type of pavers that can be used.
  - Not currently prohibited, but under review.
  
6. Front Yard Benches/Swing H. Grieshaber
  - It was originally decided that benches/swings were to be prohibited from front yards. This is currently being challenged and in review with a compromise in the works.
  - A draft of the proposed guidelines was drawn up and the board decided to post guidelines to the website and Facebook for resident review and input.
  - All responses are to be sent to Clint Seay by the next meeting.
  - Once the guidelines are established and agreed upon, they will become a part of the rules and regulations for the community.
  - A hold is currently in place for all who received violations until it is resolved.



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7. Drainage Improvement Plan H. Grieshaber
- Board member attended the Drainage Improvement Block Party
  - Information regarding the current improvements were posted to the website and FB.
  - The part of the improvement that runs parallel Oilfield to Chimneystone is scheduled to take place within the next 6 mos.
  - The phase that will be within the Chimneystone subdivision will take a bond vote. It is currently on hold pending this vote.
  - The City Project manager along with our mayor and our district city councilman have offered to meet with our residents to discuss.
8. Board Position Open – Discussion and Consideration
- David Allen, our Vice President resigned his position because he moved out of the community.
  - An announcement was made for those interested in being appointed as a board member for the remainder of his term via email & in meeting.
  - A bio and reason for interest in serving is required for board consideration. Candidates may submit to Clinton Seay before next board meeting.
  - David’s term was to end in 2025.

VI. Homeowner Open Forum

1. Suggested that more residents get involved in the community by applying for the Citizen’s Police Academy – More Information will be posted to the website for resident review.
2. Suggested that a Pickle Ball Tournament also take place with the pool opening. Resident volunteered to oversee, need confirmation.
3. Ideas for Social Committee events shared:
  - Health Fair
  - National Night Out
  - Maybe a cop social event?
  - Ideas should be submitted to Clint for Cynthia
4. Homeowner requested review of guest limit regarding family members not living in home. (i.e. grandchildren et al) Board to review.

**Tabled Items**

- Tennis Courts

Next Meeting: Tuesday, May 26, 2024

Meeting adjourned



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**EXECUTIVE MEETING SUMMARY**

- I. Violations, delinquencies, and appeals reviewed by board.
- II. Homeowner requested hearing – Homeowner did not appear.
- III. Review of Rental Leasing Cap Initiative

Meeting Adjourned.

Minutes agreed and accepted this 26<sup>th</sup> day of May, 2024

By: [Signature]