



Chimneystone HOA
Monthly Board Meeting
September 24, 2024 @ 6:30 PM

MINUTES

ATTENDEES:

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

Residents in Attendance: 15 (Including 3 City Representatives)

- I. City Official in Attendance – Upcoming Bond Election
 1. Requested in discuss upcoming Bond Election on Nov 5
 -
 2. City officials attending
 - Jessie Li – City Engineer
 - Greg Nichols – Sr. Project Manager, Engineering Dept.
 - Robert Wilson – Assistant City Engineer
 3. Bond Election Items – Presented by Jessie Li
 - Proposition A – Public Safety
 - Proposition B – Streets, Sidewalks, Mobility
 - Proposition C – Drainage
 - Proposition D – Municipal Facilities
 - Proposition E – Animal Shelter
 4. Brochures and pamphlets were available for distribution
 5. The link below gives more information and what was discussed.
<https://www.sugarlandtx.gov/2677/Sugar-Land-2024-Bond-Election>
 6. If bonds approved, all should take place in next 5-7 years
 7. The new power station is not a part of the current bond initiative.
- II. Construction Update – Capital Improvements
 1. Updates on Austin Parkway/Chimneystone Drainage Improvements
 - Traffic at Austin Parkway/Commonwealth will be congested.
 - Work on inlets along Acacia to begin.
 - Work along the intersection is about 40% complete.
 - Excavation along Oilfield (open channel portion) that runs along Chimneystone is 50% complete, concrete channel 30% complete.
 - The total work was slated for 2.5 years, but 8 months in and they are ahead of schedule as it is about 60% complete.
 - There may be some vibrations along the open channel as they install the inlets, but they have geo tech monitoring and keeping track and it is not damaging.
 - Any issues, they ask that you contact the city.
 - There are no plans for any connections to Hwy. 6, it is CenterPoint owned
- III. Drainage
 1. Resident concerned with flooding and asked about Chimneystone’s history of being the lowest elevation in Sugar Land and what was being done to alert new residents,
 2. Engineer shared that the City advises all resident to purchase flood insurance, especially after events that took place with Harvey
 3. Current mitigation has been implemented by the City in the form of the new pump station with increased pump capacity, along with other capital improvements.

Ended.



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- I. Open Regular Meeting D. Johnston
- II. Review of Minutes Board
- Minutes for the August 27 meeting pending information. (attendance count)
 - Approved pending completion.
- III. Chimneystone HOA Report C. Seay
1. Review of financials – August 2024
- IV. Old Business D. Johnston
1. Pool Update
- Additional repairs pending, work should be completed this week, Thursday
 1. Jet leak
 2. Slip resistant tile at pool entry
 3. Diving signage to be added to deck
 4. New pipe to be replaced at main pump
 5. Warranty work, not cost. Hoping to be last.
 6. Bids going out for new pool companies this fall.
- V. New Business
1. Social Committee/Events C. Ochogrossio
- National Night Out, Tues, Oct. 1
 - Event is not big due to time of week and it being a school night
 - SLPD wants people to be visible and get to know their neighbors.
 - Residents are being asked to participate, in their sections.
 - Hoping it starts small but will grow.
 - Board members to drive around and visit
 - Participants to reach out to Clint and he will relay to Cindy
2. Yard of the Month D. Johnston
- Yard of the month ended in July and had good response.
 - The Holiday Decorating Contest will make a return, information forthcoming.
 - Open to renters and homeowners
3. Garage Sale D. Johnston
- Will be held Friday, Oct 11 and Saturday, Oct 12
 - The following Monday will be heavy trash day so residents can take advantage if needed.
4. Squatters in the Community H. Grieshaber
- None to report, we are being proactive as it is an increasing problem in other communities.
 - Not anything HOA can do as many of the current Texas laws protect squatters.
 - The best thing that can be done is for residents to remain alert and report any suspicious activity at homes you know are vacant
 - Early reporting can help to get someone “trespassed” by police.
5. Rental Cap D. Johnston
- All that we researched and requested was turned in to our legal counsel
 - Legal counsel advised that it would be illegal for us to put a cap on rental housing
 - Therefore, we will have to come up with ulterior solutions, we are open to solutions from residents



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6. 2025 Budget

D Johnston/C Seay

- The board voted on a 5% increase to budget, \$28 increase
- This was due to the storm with downed trees, irrigation, etc.
- Coupon books to go out soon
- Residents can also take advantage of the online payment system through Creative Management that allows you to escrow monthly payments.
- There is \$491k in reserves, that must remain to avoid special assessment, we are rated by the insurance company based on the amount of reserve the community has on hand so we are not deemed a risk.

VI. Homeowner Open Forum

1. Resident researched on monies not spent and possibility of it returning residents.
 - Answer: The funds carried over go into the reserve fund
2. Resident asked as to budget at zero base to be allocated to for community events
 - Answer: Up to this point the events that have taken place were to set the base line for future events, i.e. budget, but there was little participation. We need input of the social committee to establish costs.
3. Do we have a treasurer other than management company to sign checks? Do we sign checks and is there more than one signature required.
 - Answer: Yes, there is more than one signature required. The management company signs the checks. There are internal processes in place that require more than one signature.
4. What is the cap on rental, can I set the price of rent?
 - The cap is based on the amount of rentals in the community not the rental fees.
 - There is upcoming legislation where some HOAs are lobbying to block all rentals in communities which is making difficult for other communities.
 - The city has been invited to discuss with the community as this is a big concern.
 - We really need the community's help to report homes that are flying under the radar and renting without registering with the City. Call 311.
5. Trees (General Question)
 - City to remove stumps. Their work cue is 90 to 180 days to remove stumps and will be there for a while
 - Our tree guy cut down 40 trees after storm. He is to remove the stumps that the City does not remove.
 - It will take time

Tabled Items

1. Tennis Courts

Next Meeting: Tuesday, October 22, 2024

Meeting adjourned



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EXECUTIVE MEETING SUMMARY

- I. Violations, delinquencies, and appeals reviewed by board.
- II. Board approved \$400 to haul off remaining trees. The price includes dumping fees.

Meeting Adjourned.

Minutes agreed and accepted this 22nd day of October 2024

By: _____