



Chimneystone HOA
Monthly Board Meeting
October 22, 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 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: 25 (Including 3 City Representatives)

- I. City Officials in Attendance to discuss local code (Rental and Code Enforcement)
 1. City Officials
 - Corrinne Stiles – Rental Program
 - Ornita Green – Code Compliance Manager
 - Lilia Gonzales– Code Enforcement Inspector
 2. Rental Program – Corrinne Stiles
 - The City of Sugar Land (COSL) has a licensing program.
 - All rental properties must be licensed with the COSL.
 - The license must be renewed annually and anytime the property is vacant.
 - The annual license fee is \$93.50 (subject to change), and the late fee is \$35.
 - The City inspects the property inside and out. Only outside if property is occupied.
 - Inspections done on renewed/occupied properties.
 - The city maintains a list of active rental licenses.
 - If a property is suspected of being a rental “under the radar” an investigation is done, and found not to be compliant are fined.
 - During inspections, if property fails inspection a compliance deadline is given, depending on severity. First re-inspection is free, subsequent inspections are \$67, after that \$135 per inspection.
 - There are currently no known squatters in the Chimneystone, if squatters become an issue, residents are asked to contact Sugar Land Police Dept. immediately.
 - Condemning only done on uninhabitable homes. Tenants should not feel afraid to report their rental if there are safety or code issues with the property.
 - Short-term rental and individual room rentals are a violation of the city code.
 3. Code Enforcement – Ornita Green and Lilia Gonzales
 - Currently four (4) code enforcement inspectors that actively cover the city.
 - Items that city can cite.
 1. Fencing in disrepair
 2. Tall grass (9” or more)
 3. Siding
 - Things not enforced by code enforcement but can by HOA.
 1. Paint Color
 2. Algae/Pressure washing.
 - Maintenance items can be enforced by City.
 - Violators can be sent to the city code enforcement to address.
 - Residence in need/or wanting to volunteer are encouraged to take advantage of the city’s “Neighborhood Services” kicking off at the beginning of the year.
 - For reporting, questions or concerns, call 311.
 - Code enforcement located in the public works bldg. (next to Animal Shelter)
101 Gillingham.

*Planning to have City of Sugar Land Solid Waste Management for the November Meeting

Ended.



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- I. Open Regular Meeting D. Johnston
- II. Review of Minutes Board
Minutes for September 24, 2022, approved.
- III. Chimneystone HOA Report C. Seay
1. Review of financials – September 2024
2. 99.6% community collection rate
- IV. Old Business D. Johnston
1. Pool Update/Skimmer Schedule
 - Warranty repairs that were needed have been completed including:
 - Plaster repair
 - Filter work
 - Leaks repaired.
 - No diving tile on baby pool pending.
 - The pool is closed for the season, all furniture stored.
 - Maintenance and cleaning set for Tuesdays & Thursday.
 - Others clean filters out on days not maintained by pool company.
 - Falling leaves and such put a strain on filters.
2. Welcome Packet H. Grieshaber
 - Draft presented to those in attendance.
 - For the benefit of Homeowners/Landlords/Tenants
 - If suggestions, please reach out to Clinton Seay
 - Feedback appreciated.
 - To be uploaded to the website and social media pages
- V. New Business
1. Social Committee/Events C. Ochogrossio/D. Johnston
 - National Night Out was a modest success.
 - Several residents participated.
 - Looking to more participation next year
 - Community engagement for elderly during holidays
 - Community Garage Sale
 - Looking to expand number of days to Friday, Saturday, Sunday
 - Cindy tasked to seeing what we can do to post signage on Highway 6 as The city has deemed it a code violation.
2. Yard of the Month/Holiday Season
 - Resident (in attendance) feedback in favor of:
 - 1. First \$100, \$75 second and \$50 third place to continue
 - 3. Announcement and rules will be posted after the next meeting.
2. Garden Club
 - Efforts underway to cut the cost of landscaping.
 - One of the biggest costs in our landscaping is the flowerbeds at entrances and pool as the flowers are changed 3-4 times per year with annuals.
 - In January, we are looking to the community to meet and discuss perennials that need to be planted so we are not making costly changes through the year in a cost saving effort.
 - We need input and volunteers to help with the efforts.
 - Will post when to meet, looking to a Sunday afternoon before the annual meeting.


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3. Trees
 - Still need to address stumps, looking to fall to remove
 - The city has promised to grind stumps free of charge and hoping to take advantage of that.
- VI. Homeowner forum
1. Water meter missing cover
 - Call 311 and give the nearest address if not in front of a home.
 2. Architectural Control Form
 - ACC form submitted, is turnaround time?
 - The board has 30 days to review application but generally does not take that long.
 - Usually approved/denied in a week or less.
 - A response is always sent to acknowledge receipt, and that application is under review.
 - If you do not receive an acknowledgement, please reach out to Clinton again to confirm receipt.
 3. Sprinkler out along one of the entrances and strip of grass looking dead.
 - Noted and will be remedied.
 - Sprinklers are on zones and schedules and come on at night, if you see on during day, please contact Clint Seay immediately.
 - They have sensors and do not come on during heavy rain periods.
 - Many valves and sprinkler heads are being replaced due to age.
 - We need community to advise when sprinklers are damaged or not working.
 4. Trees
 - New oak tree donated and planted. Named Diora after a little girl whose yard it came from and was salvaged after storm.
 - Looking to plant trees to replace old and/or dead trees
 - Trees that look dead or damaged need to be reported to 311.
 5. City of Sugar Land Strategic Planning
 - The city implemented a survey to guide operations and decision making.
 - Survey posted to social media sites and website.

Tabled Items

- Tennis Courts – still no money to address

Next Meeting: Monday, November 18, 2024

Meeting adjourned

EXECUTIVE MEETING SUMMARY

- I. Violations, delinquencies, and appeals reviewed by the board.

Meeting Adjourned.

Minutes agreed and accepted this 18th day of November, 2024

By: 