



Chimneystone HOA  
Monthly Board Meeting  
January 28, 2025 @ 7:00 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 type="checkbox"/> Hilda Grieshaber – Secretary (Absent)  | <input checked="" type="checkbox"/> Clinton Seay – Creative Mgmt.    |

Residents in Attendance: 11

- I. Open Meeting D. Johnston
- II. Review of Minutes Board
  1. Minutes to be reviewed at next meeting when secretary is in attendance.
    - Both November and January minutes to be reviewed.
- III. Chimneystone HOA Report C. Seay
  1. Review of financials
    - Total reserves \$489K
    - Total assets at >\$600K
    - Operating expenses \$33K more due to pool renovations
    - June, February, and April CDs expiring soon
    - 99% community collection rate
- IV. Old Business D. Johnston
  1. Pool Update
    - Pool company neglected to winterize pool
    - President did quite a bit of work to ensure we do not have issues
    - Ongoing monitoring to ensure there are no leaks
- V. New Business
  1. Social Committee/Events D. Johnston
    - Committee member not in attendance
    - Proposal suggested to greet new residents with a committee, some folks to visit, Further discussion needed.
    - No events planned until Memorial Day
  2. Yard of the Month/Landscaping
    - Yard of Month will be held in May, June, July 2025
    - Any damage from the May 2024 storms should be concluded by March 2025.
    - The debris crane grabbers caused a great deal of damage to the grass, HOA president but down seed in areas where needed.
    - City had agreed to remove five (5) of the biggest tree stumps where roots are sticking out of ground.
    - Thirty-five (35) more need to be removed, our current contractor is not responding.
    - Currently seeking bids from others to complete removal.
  3. Garden Club
    - Seeking interest from residents
    - Establishing to reduce overall costs to the subdivision and save funds.
    - Assistance needed in plans for wildflower area.
    - President enrolled for the Master Naturalist class to be better informed as to native planting.



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**VI. Other Topics**

1. Updates are coming to the neighborhood
  - Two (2) left turn lanes at Hwy 6
  - Two (2) more years of construction expected.
  - Millrock and Hillstone to undergo excavation.
  - Austin Parkway to undergo rehabilitation/renewal.
  - The strip under powerlines being turned into a ditch.

**VII. Homeowner forum**

1. Are rain barrels allowed?
  - Yes, state law allows (See Rules & Regulations section of Association files, page 21 for specific rules)
  - Barrels are currently on sale through a City of Sugar Land initiative.
  - Composting bins are also allowed (Also see Rules & Regulations, page 21)
  - <https://chimneystone.org/wp-content/uploads/2023/08/02-Rules-Regulations.pdf>  
(An Architectural Control Application must still be submitted)
2. Pickleball courts are being used, discussions regarding lessons.
3. Advertising on website and Facebook?
4. Tenants to be added to email blasts. Reach out to Clint Seay.

**Tabled Items**

- Tennis Courts – Reviewing

Next Meeting: Tuesday, February 25, 2024

Meeting adjourned



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**EXECUTIVE MEETING SUMMARY**

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

Meeting Adjourned.

Minutes agreed and accepted this 25th day of March, 2025

By: Hilda Grieshaber