



Chimneystone HOA  
Annual Meeting and  
Monthly Board Meeting  
March 25, 2025 @ 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 – Vice President |
| <input checked="" type="checkbox"/> Hilda Grieshaber – Secretary | <input checked="" type="checkbox"/> Clinton Seay – Creative Mgmt.      |

Residents in Attendance: 13

- I. Open Meeting D. Johnston
- II. Review of Minutes Board
  - November, January and February minutes approved.
- III. Chimneystone HOA Report C. Seay
  1. Review of financials
- IV. Old Business
- V. New Business
  1. Social Committee/Events D. Johnston
    - Spring Community Wide Garage Sale
      - Set for April 11, 12 & 13 (Friday, Saturday and Sunday), individual signs and must be removed once event ends
      - Set to take place in conjunction with Monday heavy trash day if residents need.
    - Pool Opening
      - Wristbands to be issued first two weekends in May
      - The pool opens Memorial Day weekend
      - Those with past due assessments, open violations or fines are not eligible and will need to contact Clint to clear up.
  2. Yard of the Month/Landscaping
    - YOTM to make a comeback this year, set for months of May, June, July
    - Prize is \$100 gift certificates
  3. Garden Club
    - A couple of people have volunteered so far
    - Comments made regarding the upkeep of the main entrance. Landscapers asked for patience as the live oaks are currently shedding and they are waiting for them to stop before picking up the leaves, etc.
  4. Audit 2024
    - 2024 audit was approved by board
    - This audit of the books and to make sure all is in line and following procedures. This is an independent 3<sup>rd</sup> party audit.
  5. Pool Contract
    - Was renewed for the 2025 pool season
    - We need feedback from residents when they see something at pool not being carried out by lifeguards (i.e. pool restroom dirty, no toilet paper, pool not clean, lifeguards not doing what they need to report to Clint.
    - Greater Houston Pool Company is our pool company.



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6. Tennis Courts

- Bids were taken for tennis courts
  - Previous bids were in the amount of \$350k
  - New bid with Sportscapers is right at around \$300k, not including permitting/electrical. Includes demo, lighting and replacement of fence.
  - A decision has not been agreed upon yet on whether to proceed.

VI. Open Forum

1. Questions regarding future of pool/tennis courts

- Discussion on what could go in it's place if it is decided to close
- Possible survey if it comes to fruition
- Ideas
  - Playground
  - Dog parks
  - Picnic Area

2. Speeding

- Police presence has made a difference
- Orange squares on top stop sign in neighborhood are for the construction going on regarding the detention work in order to direct trucks.

3. Feedback on Tennis court

- Would like to add a pickleball court and have a team or neighborhood play.

Tabled Items

- Tennis Courts – Move to new business

Next Meeting: Tuesday, April 22, 2025

Meeting adjourned



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EXECUTIVE MEETING SUMMARY

- I. Violations, delinquencies and appeals reviewed by the board.
- II. Further discussion on tennis courts, regarding proceeding and any potential additional costs.
- III. Homeowner hearing

Meeting Adjourned.

Minutes agreed and accepted this 22nd day of April, 2025

By: [Signature]