



Annual Meeting and  
Monthly Board Meeting  
April 22, 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:** 25 (including two city representatives & board)

**I. Visit from City Officials**

1. Keisha Seals with the City of Sugar Land

- Visiting to discuss improvements along Settler's Way Blvd.
- Plans to repair and replace sidewalks.
- Temporary material to be put down before major work to see how it will work.
- Some trees may be sacrificed. (Residents inquired to help taking down some trees if it is required. Discussions to be held with HOA to see if they will partner with City if needed.
- Streetlights going in on medians along Settler's way at a cost of \$5k per pole. Scheduled to be finished soon.

**II. Open Meeting**

D. Johnston

**III. Review of Minutes**

Board

- Minutes for March – Approved

**IV. Chimneystone HOA Report**

C. Seay

1. Review of financials – March 2025

- It cost \$42,879 to operate the association through March 2025
- This is \$43,375 Less than expected.
- The current collection rate for the community is 95.8%.

**V. Old Business**

1. Pool Update

D. Johnston

- The new pool tech, Bobby, is great!
- Furniture has been taken out and cleaned.
- Pool wristbands were not available at the meeting, Diane to deliver to those who were not able to obtain at the meeting.
- Wristbands will be available May 3/5 and May 10/11 at the pool.
- Residents with open violations/fines/unpaid assessments will not be able to obtain and will have to reach out to Clint and pickup in person at CMC offices.
- No after-hours events will take place this year due to lack of response.
- Year-round swimming offered at First Colony Aquatic Center – Master Swim Program address for those interested.



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**VI. New Business**

1. Social Committee/Events D. Johnston  
C. Occhiogrosso
  - Pool Opening/Memorial Day
    - Planning for a pizza party at the pool again for opening weekend
    - Planning to buy local pizzas for the event. Reach out to local pizzerias to hopefully receive a discount to keep our business local.
    - No ice cream as it is too hard to keep cold.
    -
2. Yard of the Month/Holiday Season D. Johnston/H. Grieshaber
  - Yard of the Month is to launch in May.
    - First weekend in May
    - The prize will be a general \$100 gift card to be used where wanted.
3. Garden Club – Continued D. Johnston
  - Not much interest was shown, but a core group has been established.
  - The reason for establishing it is to save the association money & water fees.
  - Much discussion on plans and what to plant.
  - Alternative landscaping to be considered (zero scaping) by HOA.
  - Residents also ask for help with their landscaping, a member of the Garden Club who is a landscaper is willing to help. Possible meet at the pool.
  - Plans for the first meeting of the Garden Club to take place to establish a game plan.
  - Reiteration that landscaping changes need to be submitted to the ARC.
4. New Signs H. Grieshaber
  - Complaints addressed regarding Garage Sale sign. Not enough time to purchase before the event and local pricing ranged from \$150 and up.
  - We were able to purchase more economical signs that will be in place for the launch of the Pool Wristband distribution this weekend.
  - They are to be placed on monument sign and now have "Chimneystone" on the front for distinction.
  - Concern about the sign on monument addressed. Cannot be up for a prolonged period of time (Confirmed with City and they have no issue, temporary is fine)
5. Tennis Courts D. Johnston/Board
  - Demo/Renovation of existing Tennis Court was discussed previously.
  - Motion put forward previously after review of bids to proceed with Sportscapers and their bid of \$288k.
  - Approval was given previously and confirmed again by unanimous vote of board members attending this meeting.
  - Clint to inform contractor to proceed.
6. Architectural Control Committed
  - A committee has been established.
  - They will begin to review applications going forward. Any items that cannot be approved will then go to the board for final decision.



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**VII.** Open Forum

1. Question about tree removal
  - Trees can be removed without ARC approval.
  - Please keep in mind that stumps must also be ground down.
2. Questions regarding complaints
  - Can be addressed to the board.
  - A formal request for a board hearing can be made in writing to Clint to set up a meeting.
  - Possible link to be considered so that board can see and address issues.
3. Questions regarding landscaping at entrances
  - Garden club is being established to cut back costs on high landscaping costs.
  - Resident feels that a garden club is not needed. We should spend the money in budget to accomplish this task on Frontier.
  - It was shared that the Garden Club and the resident landscaping expert to help in establishing landscaping that will last.
  - Resident landscaper shared that there is no issue with planting items in that area year-round. It is not limited to a certain time.
  - Also, the area has varying environments, some inundated by tree roots that don't allow plants to flourish. This needs to be addressed before planting can take place and money wasted.
  - The residents' concerns are being taken into consideration.

Next Meeting: Tuesday, May 27, 2025

Meeting adjourned



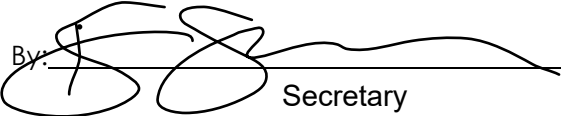
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**EXECUTIVE MEETING SUMMARY**

- I. Violations, delinquencies and appeals reviewed by the board.
- II. Met with ARC committee about expectations.
- III. Two (2) wavier requests denied in this session.

Meeting Adjourned.

Minutes agreed and accepted this 24th day of June, 2025

By:  \_\_\_\_\_  
Secretary