



Annual Meeting and  
Monthly Board Meeting  
May 27, 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 type="checkbox"/> Hilda Grieshaber – Secretary           | <input checked="" type="checkbox"/> Clinton Seay – Creative Mgmt.      |

Residents in Attendance: 16 (including board members)

**I. Open Meeting**

D. Johnston

**II. Review of Minutes**

- Minutes for April

**III. Chimneystone HOA Report**

C. Seay

1. Review of financials – April 2025
  - It cost \$68,078 to operate the association through April 2025
  - This is \$52,957 Less than expected
  - The current collection rate for the community is sitting at 97.2%

**IV. Old Business**

1. Tennis Court

D. Johnston

- Demolition is underway, fence coming down
- Once demolition is complete, it will be determined if any seepage or issues occur before the concrete is poured.

**V. New Business**

1. Pool

D. Johnston

- Pool is open currently
- Same lifeguards from last year
- Operating hours are typical (Closed Monday, 12-8PM Tues-Sun)
- Let HOA know, through Clint, if lifeguards are not performing their duties
- Lifeguards do not have to be on the stand because they have limited view of the pool.

**VI. Social Committee**

- It has been decided that the social committee duties are too much for one person to handle.
- The social committee is being abolished at such time we have more volunteers to at least a total of three (3) committed volunteers.

**VII. Yard of the Month (YOTM)/Holiday Season**

- We are two months into the YOTM
- The next month's winner has already been established and will be announced at a later date.

**VIII. Garden Club**

- Have met a couple of times to make a game plan
- Phillp (the tree guy) will be in the community soon to do an evaluation of trees
- Several are to be removed at entrance and pool in order for the planting to take place.
- New t-shirts donated and issued to volunteers



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5. Executive Session at Last meeting (for reiteration)
  - Two (2) waiver requests were denied

**VI. Open Forum**

1. Pool Issues
  - Pool had a large family with 6 adults? – Wristband is per household and there is no way to verify household members. If it continues, IDs will be required to verify residency in community.
  - Up to four (4) guests can be brought in per household
  - Umbrellas were not out over the weekend – Diane to make sure umbrella are out as they are in the office
2. New Portal
  - Homeowner advised they did not receive a second email to set up their account. She will send Clint and email in order to resolve
3. Concerned Board Not Following Proper Procedures
  - Resident had concern over proper voting procedure regarding the tennis courts, felt there should be a revote to make vote legal; Owner was advised that the vote was a refresher of decision previously made and approved in the open meeting for record.
  - Procedures are more informal, but serve same purpose in matters of approval. – Resident was advised that Roberts Rule of Order (RRoFO) is not a requirement. RRoFO is only required of boards of twelve or more board members.
  - Resident request to have the association attorney at meeting to advise board as we could be legally sued if things aren't done correctly.
  - Felt that someone should be available five (5) days a week to answer questions on demand for community and is concerned that manager is out two days to handle neighborhood evaluations.
  - Inquired as to whether HOA and CMC have same attorney. – They do not.
  - Property code Title 11, chapter 209. Advised is where HOA matters legalities are addressed – Concern noted
  - Felt there should be more transparency.
  - Stated he is on our side and just wants to make sure Manager (Clint) is obeying all laws.
  - Stated that every set of minutes should reflect ratified contract amounts on work performed on tennis courts.
4. Social Committee
  - Committee chair wants to continue the social committee and would like a budget
  - It was relayed that the board decided that until more people volunteer the social committee is being disbanded until further notice.
5. Landscaping
  - Inquiring once more on Frontier entrance landscaping  
Was advised that:
    - The garden club met and discussed area and set plan.
    - Tree guy is coming to remove five (5) full tree and one slimmed down.
    - Trying to save some money, but trees need to be removed first.



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6. Pavers on Frontier
  - Have they ever been replaced? - No
  - Tree roots are one of the main issues with the bricks and replacement is something that will be addressed at a later date.
7. Sewer manholes along Settler's Way are not looking great.
  - The city is responsible for this issue.
  - Call 311 and the city will get on their schedule to resolve it, it can take a while, but it does get done.
8. Status as to lights along Settler's Way?
  - The city is working on, and it is underway.
  - Issues with funding
  - Sidewalk pilot program underway, trimming trees.
9. Overgrown trees
  - The city code now requires trees to be cut back for fire trucks to have a clear path.
  - Must be 14 Ft above street surface *non-residential* and 12 ft above street surface *residential* (see City Tree Trimming Ordinance)
  - If you see issues, call 311

Next Meeting: Tuesday, June 24, 2025

Meeting adjourned



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**EXECUTIVE MEETING SUMMARY**

- I. Violations, delinquencies and appeals reviewed by the board.
- II. Resident 209 hearing took place

Meeting Adjourned.

Minutes agreed and accepted this \_\_\_\_\_ day of \_\_\_\_\_,  
2025

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