

Welcome to the Chisholm Ranch Estates 2023 Annual Meeting

2023 Annual Meeting

January 19th, 2023

Agenda

- ❖ Call Meeting to Order
- ❖ Establishment of Quorum
- ❖ Introductions
- ❖ Approve 2022 Meeting Minutes
- ❖ Board Terms
- ❖ Board of Directors Election
 - ❖ Introduction of Candidates
- ❖ 2022 Financial Overview
- ❖ Board Report
- ❖ Election Results
- ❖ Adjournment

Introductions

- ▶ **Guardian Association Management**

Kaden Gayle, Community Manager

- ▶ 972- 458-2200

- ▶ kaden@guardianam.com

Board of Directors

- ▶ Robbie Steed, President (Term Ending 2023)
- ▶ Lloyd Reaves, Vice President (Term Ending 2023)
- ▶ Mark Seagroves, Treasurer (Term Ending 2023)

Board Terms

Each board member will serve a 1-Year Term, every year there will be positions up on the board.

Board of Directors Election

Nominees

- ▶ **Alton Johnson:** Thank you for considering me for a position on the Chisholm Ranch Estates HOA Board 2023. I retired from the Army in 2002 after serving in multiple leadership and command positions across many Countries. I am a lifelong Aviation Mechanic and leader, My units in the military were what is considered as Large Operating Units that were to size of most Battalions (500+ men and women with managed assets in 250+M). My scope of responsibilities including leading, teaching mentoring guiding and directing a diverse population of soldiers to achieve our stated Mission. After I retired from the military, I entered the Public Aviation sector where I served in multiple leadership roles running small and large companies for the BBA Aviation, PLC and Signature Aviation. My last role I served as the Chief Supply Chain Office and Global Vice President for the largest Business and General Aviation Engine Repair Operation in the World. My span included managing a \$550M working capital budget, ensuring on time delivery of goods and services to the Global Operation. I retired in 2022 after 42 years in Aviation. We currently own a property in Colorado that managed under a HOA and our last home prior to moving here was in a HOA managed neighborhood. If elected my goal would be to serve the community of families we have, work with other board members to simplify and make our CCRs more user friendly and be an advocate for our community as we encounter some potentially challenging times with the expansion project of 205/548 and the Outer Loop Project. I believe in transparency, being fair, and treating everyone the way you would like to be treated yourself. I am Christian, A devoted Husband, proud Stepfather to two great kids and five incredible Grandchildren and the proud poppa to a new German Short Hair Pointer “Callie”.
- ▶ **Lloyd Reaves:** I have been a resident here for 4 years and have grown to love this community. I was asked to step in last year to be part of the board and feel that I can be a real contributor to the neighborhood. I want to finish the voting for the new covenances as we are addressing neighborhood concerns, work with TX DOT to clean up the entrances and support the planning committee as they look to design new entrances when the road expansions are completed. I am also concerned about security as many neighbors have voiced and want to address this in best way possible in conjunction with the road expansions
- ▶ **Mark Seagroves:** I have lived in Chisholm Ranch for seven years where we built our home and have enjoyed seeing the neighborhood grow. I, as well as the rest of the neighbors, have a vested interest in seeing the neighborhood remain one of the best areas to live in Rockwall County. I have experience as a Certified Public Accountant in Louisiana as well as in Texas. I have served as the Controller for one of the largest refrigerated trucking companies in the country. Currently, I am the controller and treasurer for Van Bortel Aircraft, Inc and Air Power, Inc. I have been on the board for the past two years and I am very familiar with the issues our neighborhood currently faces. I understand the challenges this position encompasses, and I am willing to accept that challenge for the coming year.

2022 Financial Overview

2022 Income/Expense (as of 12/31/22)

	2022 Budget	2022 Actual	2022 Variance
Income	\$ 68,335.00	\$46,000.00	(\$22,335.00) Does not account for legal settlements
Administrative	\$24,255.80	\$21,906.13	\$2,349.67 extremely under budget on bad debt expense
Community	\$ 2,000.00	\$ 1,277.38	\$722.62 under budget on holiday decor
Landscaping	\$ 14,643.64	\$11,458.31	\$3,185.33 under budget on landscape improvements and irrigation repairs
Maintenance	\$1,950.00	\$162.37	\$1,787.63 under budget on fence/wall projects
Insurance & Taxes	\$ 3,050.00	\$2,869.41	\$180.59 slightly under budget on both Property/GL, and D&O policies
Utilities	\$ 7,140.00	\$ 5,664.03	\$1,475.97 under budget on both electric and water
Reserve	\$15,295.56	\$ 15,752.56	(\$457.00) more put into reserves than budgeted
TOTAL	\$0.00	(\$13,089.33)	(\$13,090.19)

Cash Balance as of December 31st, 2022

Operating	\$23,628.67
Reserve Account	\$83,245.30
Expansion	\$216,785.60

Board Report/Accomplishments

- ▶ Began work on CC&R amendments
- ▶ Drafted and approved 2023 Budget

Announcement of New Directors

Adjournment

Thank you for coming!