



**CHISHOLM RANCH ESTATES
NOTICE OF ANNUAL MEETING**



As a member of Chisholm Ranch Estates, please plan to participate in the 2024 Annual Meeting on:

January 18th, 2024 from 5:30 – 7:30pm Central Time at:

Lakeshore Church 5575 S State Highway 205 South

You may also attend via Zoom:

<https://us06web.zoom.us/j/86527939874?pwd=RUhNUzlxUUxjd3Y1MlZXOU1YeUhLQT09>

Meeting ID: 865 2793 9874 Passcode: 599402

CALL IN NUMBER: +1 (346) 248-7799

It is very important you remit the proxy by the deadline to assist the Association in meeting the quorum requirement to hold the meeting. The quorum requirement for the Annual Meeting is 51% of the qualified votes of the Association. Please be advised if you would like to vote you may submit a proxy in advance or you may submit your vote, on this form, in person. If you have any questions, please feel free to contact Cristy Bickerstaff, Community Association Manager, cristy@guardianam.com or 972-458-2200.

2024 Annual Meeting Proxy

Please be advised that if you are going to attend via Zoom, for your vote to count, we will need it in advance of the meeting via mail or email.

Votes submitted by email must be received by January 14th at 6PM. Votes received after this time will not be counted.

There are **three (3)** open positions on the Board. Please vote for up to **three (3)** candidates from those listed below and then submit as outlined. **DO NOT VOTE FOR MORE THAN THREE.**

Ballots marked with more than three will be invalidated.

Only 1 Proxy per Lot allowed
You may take a high-quality picture of your completed proxy and email to cristy@guardianam.com

Nominees in alphabetical order: (See bios on page 2)

- | | |
|------------------------|-------------------------|
| 1. _____ Jeff Deats | 4. _____ Lloyd Reaves |
| 2. _____ Alton Johnson | 5. _____ Mark Seagroves |
| 3. _____ David Olsen | |

DATED this _____ day of _____ 2024

Owner Name _____ **Required (Please Print)**

Owner Address _____ **Required (Please Print)**

Signature _____ **Required**



CANDIDATE BIOS

Candidate 1 – Jeff Deats - Hello Chisholm Ranch Estates neighbors! I'm Jeff Deats, and I'm thrilled to announce my candidacy for the Chisholm Ranch Estates HOA board. Having proudly called this community home for 8 wonderful years, I bring a deep understanding of our neighborhood's unique character.

With 20 years of real estate experience and three prior terms on the board, I am committed to contributing to the well-being and continued prosperity of our community. I've had the privilege of witnessing the growth and development of Chisholm Ranch Estates, and now, I'm eager to leverage my experience to ensure its continued success.

I am genuinely excited about the opportunity to continue serving as a member of the Chisholm Ranch Estates HOA board. With your support, we can work together to preserve and enhance the unique qualities that make our community exceptional. I ask for your vote and look forward to the privilege of representing you on the board.

Thank you for your consideration!

Candidate 2 – Alton Johnson – It has been my pleasure serving the community for the past year as a Director and the President of the Chisholm Ranch Estates Homeowners Association. Over the past year we have seen many changes. The Board has evaluated all of our programs, management and financials and made some changes. We put forth a vote to change some of the language in our DCCRs that did not achieve a quorum amongst our residents. We invested our Reserve Expansion funds in CDs to allow this cash reserve to earn better interest rates. We approved the 2024 Budget for the HOA that resulted in a reduction of dues for 2024 from \$450.00 to \$375.00. We have brought on Cristy Bickerstaff, our new Association Manager, to replace Kaden Gayle to help us manage Association going forward into 2024. For 2024, I would propose that we follow thru on our promise to convene a panel of homeowners to address future potential changes in our DCCRs, begin addressing and formalizing possible plans for our entrances as construction on 205/548 continues, and we look for better ways to gain homeowner engagement in our Association.

Candidate 3 – David Olsen - I am thrilled to announce my candidacy for the position of President of our Homeowners Association. As a proud resident of this vibrant community for the past five years, I am deeply committed to enhancing our neighborhood and ensuring that it continues to thrive. Key focus areas:

1. **Community Engagement:** I am driven to understand and address the issues that matter most to us. My aim is to increase participation and interest in our HOA meetings, fostering a sense of unity and collaboration.
2. **Navigating Highway Development:** With the impending highway project in 2025, I am dedicated to leading our community's response, ensuring that our interests are protected and our voices heard.
3. **Revising CC&Rs:** I believe in developing CC&Rs that truly reflect the collective vision of our community, promoting harmony and mutual respect.
4. **Enhanced Living Experience:** My goal is to make Chisholm Ranch Estates not just a place to live, but a community to be part of, where every member feels valued and heard.

About Me:

- **Family Values:** As a family man, I am committed to creating a nurturing and safe environment for all our families.

- **Leadership & Organization:** My extensive experience as a Combat Veteran Marine, Director of Operations in major restaurant chains, and as the owner of a successful multi-million dollar company, has honed my leadership and organizational skills.
- **Proven Track Record:** Over 20 years in operations management and a decade of entrepreneurship have equipped me with the skills necessary to lead effectively and make positive changes.

I am passionate about making a meaningful difference in our community. Your support will be instrumental in shaping a future for Chisholm Ranch Estates that we can all be proud of. Together, let's make our community not just better than what we found, but the best it can be.

Candidate 4 – Lloyd Reaves – I have been a resident here for 5 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.

Candidate 5 – Mark Seagroves - I have lived in Chisholm Ranch for eight 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.