

Chisholm Ranch Estates 2023 Q3 Board of Directors Meeting

START 6:30 PM



Agenda

- Call to Order
- House Keeping
- Approval of Q2 Board Meeting Minutes 2023
- New Homeowner Welcome
- Board Review of Systems
- Financial Overview
- ACC Review
- Committees
- Violation General Update
- DCC&R's Amendment update
- New Business
- Homeowner Forum
- Adjourn

Welcome - We are glad to see you here!

House Keeping

- Please silence cellphones and other electronic devices
- If you need to take a call please step outside
- Please limit your questions during the presentation - Time is provided at the end for questions and answers during Homeowners Forum
- Please limit sidebar conversations
- A copy of this presentation will be made available on the website

Minutes from BOD Mtg. Q2 2023

- Minutes sent out with Agenda
- Board vote to approve

Welcome to our New Neighbors

Randy and Jill Gartin - 208 Livestock

Jagdeep and Kamaldeep Shadhi - 346 Chisholm Ridge

Rob Perreca - 469 Wagon Trail

Craig Barrish - 180 Chisholm Ridge



Board Review of Systems

- All Systems and Structures reviewed
- Results
 - Compliance system - DCCRs and Home Owner adherence to Governing Documents
 - Committees - Composition, purpose, and effective and stated Charter
 - Financial
 - State of Finances, Funds and Investments, Collections, Bad Debt,
 - DCCRs
 - Create a Path for the Future

Financial Overview

- Current balance in operating account as of 7/24/2023: \$26,194.82
- Current Reserve balance as of 7/24/2023: \$88,239.58
- Current Expansion Reserve balance as of 7/24/2023: \$230,982.44

- Some monies are pending movement to a CD account with an interest rate over 5%.

ACC Review

- Any changes you plan to make to your home on the exterior need to be reviewed and approved by the ACC. If you are unsure whether your planned project needs to be approved, please reach out to our property manager, Kaden Gayle at Kaden@guardianam.com, or reach out to the board of directors via the website.
- All requests that are over 30 days old that have not provided the additional information requested will be automatically denied going forward.
- If you make an unapproved change, this will result in a violation on your account, and will be addressed further.
- All requests are going through the website. If you plan to make a change, please ensure your account is set up on the website, and that you check your email consistently for follow up on any requests you have submitted.

Update on Requests received

- Since inception of the website, the following requests and decisions have been processed:
 - 40 approvals
 - 10 denials
 - 9 requests have expired due to additional information not being provided within the needed time frame.
- Should you submit a request and receive a denial, you are welcome to request a hearing from the board of directors to review your request.

Enforcement

- All violations of the covenants are followed up on within the avenues available to the board.
- If you have a violation that continues to be outstanding for longer than 30 days, the board will pursue further action regarding the violation of the covenants.
- If you feel your home is not in violation, but you have received a letter, please reach out to Kaden Gayle at Kaden@guardianam.com, to discuss.

Violation General Update

22 violations currently open

Violation Type	Number of Violations Open
Landscaping	4
Trees	10
Unapproved Changes	3
Vehicles	5

Committees

- Committees in General
- Some Committees will be consolidated
- A strong and effective Committee Structure is needed to support the Community

If you are interested in finding out more about these committees, or interested in serving your community, please email Kaden@guardianam.com or reach out to the Board

DCC&R's Amendment Update

- Timeline for adoption

Town Hall review - July 27th, 2023

30 day review with Questions and Answers via website - Thru August 30, 2023

Home Owner Voting - September 1, 2023 thru September 14 2023

Results of voting released Sep 30, 2023

Legal adoption of changes October 30, 2023

- Review of proposed changes with Q&A

New Business

- Encroachment and construction activities are being addressed with Authorities
- Farmers Coop to repair light pole at 205 entrance N corner
- Monthly Newsletter –
 - Men of Chisholm Ranch
 - Neighbor to Neighbor section
 - Committee update
 - Board Action update

HOMEOWNER'S FORUM

Q & A

Meeting Adjourned

THANK YOU FOR COMING!

