

Chisholm Ranch HOA Annual Meeting
May 23, 2021
Meeting Held in person at the Chisholm Ranch Phase I Clubhouse
Members were able to attend virtually via GoMeeting

Meeting called to order by the President at 4:03 pm CST

Board Members Present:

Jennifer Brown
Bill Holly
Neissa Springmann
Amanda Blair

Meeting Agenda

- I. Welcome to all Members.
- II. Take Attendance
- III. Thank you to all in attendances: members, board members, committee members
- IV. Treasurer Report / Financial Update
- V. Committee Reports
 - a. Maintenance Committee & Beautification Committee
 - b. Architectural Committee
 - c. Social Committee
 - d. Nomination Committee
- VI. Floor Open to Comments and Questions
- VII. Introduction of Candidates
- VIII. Vote
- IX. Close Meeting

Meeting Minutes

- Welcome to all Members – Neissa welcomed all that were in attendance in person and on the phone virtually. The virtual option will be muted during the meeting, but the chat function will be available for members attending virtually to ask questions. Amanda Blair will be running the virtual option.
- Attendance – There were 18 lots represented at the meeting. There were 15 proxy votes turned in prior to the meeting. There were 2 proxy votes turned in after the meeting.
- Neissa thanked everyone for taking the time to attend the meeting, and a special thank you to everyone that has stepped up over the last few months to help the Interim Board.
- Treasurer's Report / Financial Update
 - Neissa introduced the Treasurer, Bill Holly
 - Bill reported on dues collected, main expenses and financial health of the neighborhood
 - Bill is planning to purchase new software program that will allow the HOA to store everything on the Cloud

- Bill provided goal update to provide the neighborhood with a financial statement and budget
- Maintenance Committee & Beautification Report
 - Neissa introduced Amanda Blair as the liaison from the Board for the Maintenance Committee.
 - Maintenance Committee has been split into Maintenance and Beautification Committees.
 - Both committees are active and identifying areas of improvement.
 - Maintenance Committee is doing a monthly walk-thru of the neighborhood, identifying any areas needing addressed / repaired.
 - Landscape services have been migrated to Tier One.
 - Pool preparation is starting, repair of pool light is main item.
 - Pool flower pots have been planted, with self-watering pots.
 - Pool lights installed.
 - Pool fire pit still needs to be repaired, having challenges with parts and service to repair.
 - Commercial pool chairs are being researched and will be purchased. Selling existing chairs.
 - Landscaping updates are in progress; removal of dead plants / trees at the front of the neighborhood has occurred.
 - Irrigation repairs are ongoing, and being identified and addressed as needed.
 - Islands on 105th are on the list for re-design, to incorporate plants that do not block visual sightline of traffic.
- Architectural Committee Report
 - Neissa introduced Bill Holly as the Board's liaison to the Architectural Committee. Bill advised that the other Architectural Committee members are Chad Strikler (Chairman) and Meredith Ketchum, who could not attend the meeting in person.
 - Bill reminded the neighborhood that the process for submitting plans, including for new pools or building structures, is to submit an Architectural request through the Chisholm Ranch HOA website. The Architectural Committee will review the requests, and email back a response.
- Social Committee Update
 - Neissa advised that she will act as the Social committee chair along with Josh Howser on the committee. If anyone else in neighborhood is interested in getting involved in the social committees she would love additional volunteers.
- Nominating Committee
 - Neissa introduced Jennifer Brown, the Nominating Committee Chairman. Jennifer advised that the Nominating Committee consists of Stephen Robison and Jamie Casper.
 - Jennifer went through the purpose of the nominating committee is to make nominations for election to the Board of Directors for the number of vacancies that are to be filled. The nominating committee may also help in finding volunteers for other committees.
- Floor Opened to Questions
 - Ryan Crawford introduced himself as at Bixby City Councilman. He advised they are in discussions of extending the bike path all the way to Haikey Creek and the other way to the YMCA. It would also extend through the neighborhood (through Phase II). The

Council would like to discuss this with the Board and Mark McGuire on what it means for the neighborhood.

- A question was raised on whether the sidewalk on 121st St. will be extended in front of the neighborhood. This is likely a Mark McGuire question (developer of Phase II), who is not in attendance.
- A question was asked on why Phase II is not incorporated into Phase I yet. The Board advised this was ultimately a developer decision, but has to do with the expenses to upkeep the pool and landscaping in Phase II, and the fact there are so few houses yet, it would be difficult for the Phase I HOA to take on those expenses.
- A question was asked what happened to the amendment that was put forth to allow members to vote online. The Board advised that measure did not pass, but that is something the Board would like to put back up for vote in the future.
- Introduction of Candidates – Neissa introduced the candidates for the Chisholm Ranch Homeowners Association Board of Directors 2021-2022: Jennifer Brown, Bill Holly, Amanda Blair, and herself – Neissa Springmann. Each candidate introduced themselves and gave some information/background information.
- VOTE – Jennifer Brown announced that the Nominating Committee put forth 4 candidates for consideration on the 2021-2022 CRHOA Board of Directors Ballot. Jennifer announced that they will take any other nominations from the floor. There were no nominations from the floor.
 - The CRHOA Board of Directors for 2021-2022 are duly elected, and are as follows: Neissa Springmann, Amanda Blair, Bill Holly & Jennifer Brown

Meeting adjourned by the President at 4:49 pm CST