

Chisholm Ranch HOA Annual Meeting May 13, 2024, 6:30 pm

Meeting Held in person at the Chisholm Ranch Phase I Clubhouse

Board Member(s) Present:

Amanda Blair

Bennie Gibson Neissa Springmann

Thiago Bazler

Board Member(s) Not Present:

Eric Shepard

Meeting Agenda

- Call to Order
- Welcome to all Members
- Take Attendance
- Thank you to all in attendance: members, board members, committee members
- President's Comments
- Treasurer Report / Financial Update
- Committee Reports
 - Maintenance Committee & Beautification Committee
 - Architectural Committee
 - Social Committee
 - Nomination Committee
- Introduction of Candidates for the 2024-2025 CRHOA Board of Directors
- Voting Topics
- Floor Open to Comments and Question
- Close of Meeting

Meeting Minutes

- **Call to order by Neissa Springmann, President**
- **President's Comments**
 - An overview of the ongoing legal action involving CR HOA was presented. The current status of the case can be found online here:
<https://www.oscn.net/dockets/GetCaseInformation.aspx?db=tulsa&number=CJ-2021-1406&cmid=3438224>
 - Update on inquiry regarding the residential zoning of the land east of Chisholm Ranch.
- **Treasurer Report / Financial Update:**
 - See PDF on last page.
- **Maintenance / Beautification Committee Report:**
 - Pool - re-plastered, re-tiled and lights upgraded, pool filter sand has been replaced.
 - New picnic tables & benches placed around pool area.
 - Fixed erosion issues East of pool with Zoysia sod - more erosion remediation planned for 2024.
 - Replaced key locks with keypads - pool restrooms and storage. Restrooms will remain unlocked while pool is open.
 - Spring landscaping is underway including new flowers and replacement of any dead/damaged plants.
 - HOA fences and front entrance signage - monitoring condition to determine when cleaning/repair/re-stain will need to be done.
 - Reminder - if you need a pool key, contact chisholmranchbixbyhoa@gmail.com - please

do NOT climb fences. This is for your safety.

- **Architectural Committee Report:**
 - Reminder to submit any inquiries and changes.
 - Discussion about solar panels, trash can and miscellaneous items visibility to neighboring residence.
- **Social Committee Report:**
 - Look for upcoming events in the future.
 - Social Committee successfully planned several holiday events throughout the year and will plan to continue.
- **Nomination Committee Report:**
 - Any neighbors wanting to participate in any committees or serve in the future please let the HOA Board know.
- **Candidates for 2024-25 HOA Board of Directors were introduced.**
- **Voting Topics:**
 - TOTAL VOTES CAST - 48: 11 paper ballots (3 in person at meeting, 8 mail-in), 39 online (2 of which were duplicate)
 - Quorum required to update Covenants and Bylaws = 60 votes (usually 65 but we have 7 delinquent dues payments making "voting lots" = 101 rather than 108)
 - **MEASURE TO UPDATE COVENANTS TO ADD A SECOND YARD SALE DOES NOT PASS** due to lack of quorum voting.
 - All candidates on ballot are elected to board of directors. There were 2 additional write in candidates who received 1 vote each.
- **Questions were taken from the attending homeowners:**
 - Why was income from HOA Dues higher in 2020 than other years. Bennie Gibson clarified that 2020 was a year where significant past dues were being collected. With 108 lots, the expected income from dues will be \$64,800. That amount can be slightly different year to year depending on homeowners paying prior to the current year or due to delinquent payments.
 - Discussion around updating Bylaws to be more current; made note to have the Board review and provide recommendations for future.
- **Meeting adjourned by the President at 7:22 pm CST**

2024 / 2025 Chisholm Ranch Board

President: Amanda Blair
Vice President: Shalee Stockstill
Treasurer: Bennie Gibson
Secretary: Eric Shepard
Member at Large: Spring Gray
Member at Large: Thiago Bazler
Member at Large: Michael Moffitt

**Chisholm Ranch Homeowners Association
2020-2023 Income/Expense Review**

	Income		TOTAL Income	Expenses									TOTAL Expenses
	<u>HOA Dues</u>	<u>Other</u>		<u>Insurance</u>	<u>Utilities</u>	<u>Maint & Landscaping</u>	<u>Pool</u>	<u>Reserve Area A</u>	<u>Legal</u>	<u>Special Events</u>	<u>Other</u>		
2020	\$ 71,994	\$ 517	\$ 72,511	\$ 3,948	\$ 5,616	\$ 7,775	\$ 13,347		\$ 44,743		\$ 5,098	\$ 80,526	
2021	\$ 65,185		\$ 65,185	\$ 4,294	\$ 6,829	\$ 13,194	\$ 13,497	\$ 837	\$ 9,076	\$ 1,780	\$ 5,177	\$ 54,684	
2022	\$ 63,069	\$ 3,272	\$ 66,341	\$ 3,881	\$ 9,367	\$ 12,760	\$ 14,007	\$ 12,154	\$ 6,338	\$ 3,161	\$ -	\$ 61,668	
2023	\$ 70,360	\$ 2,627	\$ 72,987	\$ 5,345	\$ 10,971	\$ 10,629	\$ 31,240	\$ 10,322	\$ 5,408	\$ 4,390	\$ -	\$ 78,305	
Chisholm Ranch HOA Bank Balance as of 12/31/2023			\$ 23,020.92										

Income / Expense Categories:

Income - Other: Includes title letter payments and reserve area maint payments (Villas and Ph 2)

Expenses:

- | | |
|---------------------|---|
| Insurance | Insurance - HOA liability and D&O insurance |
| Utilities | Utilities - water, electric, phone, gas |
| Maint & Landscaping | Maintenance and landscaping of HOA grounds (not including Reserve Area A) |
| Pool | All pool expenses including pool house and pool area facilities |
| Reserve Area A | Cost of pond management and reserve area A turf maintenance |
| Legal | HOA legal fees and expenses |
| Special Events | HOA holiday and special event expenses |

Pool expenses in 2023 include: \$18,000 for pool replaster/retile/new lights and replacing sand in pool filter