CEDAR HILLS
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Q3 CHCA Quarterly Board Meeting
September 04, 2025

MEETING MINUTES

Community Homeowners Association (CHCA)
Quarterly Board Meeting Minutes
Date: September 4, 2025
Location: Elgin Church of Christ Fellowship Hall
Time: 6:30 PM

Board Member and Director Attendees:
President Lauren Hoffmaster, Vice President Jeanette Shelby; Brenda Brinsfield, Treasurer Ross Fisher, Mickey Nance, Secretary Tahnee Sauer, and other board members and residents per the sign-in sheet.

Call to Order

The meeting was called to order at **6:37 PM** by the President

Guest Presentation - 290 Expansion Project

Presenters: Representatives from the Central Texas Regional Mobility Authority (CTRMA)

Key Points

• Project Scope: Extension of the existing 290 toll road from Highway 130 to Highway 95 South.
• Current Phase: Early NEPA environmental and schematic design phase (takes ~2–3 years).
• Timeline: Environmental study ~2–3 years, Design phase 18–24 months, Potential construction start 5–10 years.
• Public Engagement: Community listening sessions Sept 23 (Manor) and Sept 25 (Elgin), 5:30–7:00 PM; online feedback via 290extensionproject.com.
• Public Input: Residents encouraged to identify safety issues, congestion, or historical areas.
• Tolling: No loss of free lanes; tolls may fund faster construction but not yet confirmed; no taxpayer impact.

Community Concerns

• Safety at intersections and frequent red-light violations.
• Synchronization of traffic signals.
• Fairness and affordability of toll costs.
• Coordination with TxDOT and local counties to avoid overlapping construction.
• Need to complete Highway 71 before starting 290.

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Approval of Previous Minutes

Motion for approval was carried unanimously.

Treasurer / Financial Report — Ross Fisher

- **Bank balance:** ~$6,000 lower than this time last year due to bridge repair and maintenance costs.
- **Pool Expenses:** approx $7,000 for chemicals utilities and labor
- **Dues status: 3** homeowners remain delinquent.
  One homeowner made a partial payment of $600.
  Court actions are possible in the spring
- **2026 Budget Requests:** Due by October 18th, 2025.
- Outdated playscape line item will be removed; the project was already completed in the past.

Architectural Control Committee (ACC) Update

- All recent improvement applications were properly submitted and approved.
- No major violations reported.

Ombudsman Report — Mark Stewart

- No significant new complaints since last meeting.
- Some concerns voiced regarding speeding
- Concerns raised regarding smoking and other prohibited behavior at pool..

Pool & Park Report

- **Pool Closure:** Closure date to be determined based on weather

Pond Park Report

- Possible nighttime predator may be effecting the ducks
- Solar powered lights discussed for key signage

Community Activities

- **Halloween hayride:** details to be forthcoming; intent to coordinate a hayride for any kids trick or treating in the neighborhood
- Dumpster day planning in the works - need someone to lead the coordination
- Hazardous Waste disposal for Paint only - Oct 18 in Bastrop county; reservation required.
- **Holidays:** Holiday decorations and santa visit to be coordinated; details forthcoming

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Darpro Odor/Environmental Concerns

- Ongoing odor issues
- Feedback from TCEQ regarding violation and fines
- Encourage members to file complaints and contacting Stan Gerdes' office directly
- Participation in petitions and local representatives to put presser on Darpro to accelerate enforcement.

Rainwater Harvesting and Water

- Lost Pines Groundwater district will host a workshop on Sat Sept 20
- Attendees eligible for a rebate on barrel purchases
- Broader concerns voiced about water depletion and water exporting to other regions

Elections & Future Planning

- Board Elections on Nov 6 at Meyers BBQ
- Budget and project proposals are due Oct 18 and must include bids, timelines, and responsible project managers.

Pending/Proposed Projects

Uncompleted items include:

- Pool shower installation
- Paved parking
- Cameras at park and pool
- Lighting at bus stops
- Pothole repairs

Other Business

- **Neighbors in Need program** through the Rotary Club of Elgin as a resource for any residents needing help with home maintenance or material disposal.
- Please notify the board if you are aware of a resident who may benefit.

Adjournment

Meeting adjourned at **7:44 PM**.

Minutes prepared by: Secretary, Tahnee Sauer

Date: Nov 5, 2025