CEDAR HILLS
CIVIC ASSOCIATION
Est. 1972

Q4 CHCA Quarterly Board Meeting
November 6, 2025

Meeting Minutes

Time: 6:00 PM (Start Time - Approximate)
Location: Church of Christ Fellowship Hall (Implied)
Attendees: Multiple HOA members, including Ross Fischer, Fran, Jeanette, Nikki, and others.

Opening & Approval of Minutes

- **The meeting began with a vote to approve the previous meeting's minutes.**
- **Motion: Approved.**

Financial Report

- **Pond/Bridge: The negative balance in utilities and labor is due to the recent refurbishment of the bridge, which was necessary and completed using available funds.**
- **CD (Certificate of Deposit):**
  - **The CD was renewed in October for 7 months at 4.04% interest.**
  - **The current CD balance is $55,877.**
  - **Ross moved $4,000 from the CD to the checking account to ensure sufficient funds for upcoming early January insurance policy renewals.**
- **Budget Deficit Discussion: A discussion arose regarding the proposed budget showing a theoretical deficit. Ross clarified that while the proposed *spending* may exceed the *anticipated income* for the year, the HOA has sufficient funds in the CD and checking accounts to cover all costs. The deficit only reflects a temporary situation based on current projections versus recurring income.**
- **Property Insurance: Due to an anticipated 10-20% increase in property insurance, Ross proposed increasing the budget line item from 4,500 to 5,000. This was included in the Proposed Budget.**
- **Directors & Officers (D&O) Insurance: This policy is also due for renewal this year.**

Delinquent Members

- **There are currently two members with outstanding dues: one at $485 and one at $345.**
- **The Board will discuss escalating collections efforts, including possible legal action, at the next meeting.**

Electronic Payment Update

- **After repeated requests, the Board is actively researching and discussing implementing electronic payment options for HOA dues in 2026.**
- **Current accepted payment methods remain: Bill Pay (through a bank), personal check, or money order.**
- **Cash payments are strongly discouraged due to previous misunderstandings and difficulties in verification. Members must contact the Treasurer to establish a clear verification procedure if they must pay with cash.**
- **The goal is to have the new payment system finalized and ready for the first billing cycle in January.**

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Proposed Budget (2026)

- **The proposed budget was presented.**
- **Adjustment: An item for the Storage Shed was added late, increasing the total proposed project budget by $1,500.**
- **Motion: To approve the 2026 budget with a total proposed project budget of $21,200 (increased from $18,200).**
- **Vote: Approved.**

ACC Update

- **No current updates. All current property improvements have been submitted, reviewed, and approved.**
- **New home construction project is nearing completion.**

Ombudsman Report (Mark)

- **Complaint 1 (181 Ashwood): A letter was sent regarding excessive trash and yard debris at this property, which had previously been addressed by Mark. The Board reviewed the issue and will follow up with a certified letter.**
  Update: Jeanette reached out directly, and the owner plans to clean up the yard debris by November 14-16.
- **Complaint 2 (Forest Drive): Concerns were raised regarding two RVs and four cars in the front yard of a new tenant's property.**
  - **The Board confirmed there are no restrictions against RVs being parked in the front yard or against the number of cars residents may own/park.**
  - **The tenants are two construction workers who own two personal vehicles and two work trucks.**
  - **The primary concern for the HOA would be if the RVs were being permanently occupied as residences, which the Board confirmed is not currently happening.**
- **Proposed Improvement (Clubhouse Bathroom): A suggestion was made to install a permanent, secure, accessible bathroom at the pool/park area to replace the seasonal Port-a-Potty. This would be secured with a key that matches the pool key. The Board agreed to discuss this capital expense further, given the multiple infrastructure options and costs.**

Pool/Park Maintenance

- **The Pool is officially closed for the season, but Fran will continue to maintain the water quality during the off-season.**
- **The Board acknowledged the old cover and will look into budgeting for a new cover next year.**
- **The pond/park area is currently in good condition following recent maintenance projects.**

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DarPro/TCEQ Update

- **Signs encouraging residents to report illegal emissions to TCEQ have been placed around the neighborhood.**
- **Residents are asked to report any evidence of the facility running during daylight hours or any chemical odors on their property to TCEQ using the QR code on the sign.**
- **The company is reportedly now operating mostly at night. TCEQ has previously fined the company $40,000 (unpaid).**

Community Activities

- **Halloween: The neighborhood had a successful Halloween, including decorations at the park and a widely attended hayride/trunk-or-treat.**
- **Upcoming: Planning is underway for a Christmas Santa visit, park decorations, and hot cocoa.**
- **Service/Volunteerism:**
    - **Dumpster Day: Due to a lack of volunteer leaders, Dumpster Day will likely be postponed until Spring 2026. Volunteers are needed to organize and execute this event.**
    - **The Board encouraged all new and existing residents to consider volunteering for committees (Events, Maintenance, Treasury Support, Welcome) or for one-off service projects to ensure the community can continue vital, low-cost maintenance projects.**

New Neighbors

- **The Board welcomed a new couple, Nicholas and Kylie Finney, and their four children.**

2026 Board Vote & Committees

- **HOA members were reminded to vote for 2026 Board Members using the forms provided tonight.**
- **The Board encouraged members to sign up for non-Board Committees to provide support for events, maintenance, and treasury functions.**

The meeting was adjourned at 7:42 PM.