Q2 CHCA Quarterly Board Meeting
June 4, 2026

Meeting Minutes

Start Time: 6:38 PM (Approximate)
Location: Elgin Church of Christ Meeting Space, 703 N Ave C
Board Members Present: Ross Fisher, Jeanette Shelby, Lauren Hoffmaster, Tahnee Sauer, Mark Stewart
Absent: Micky Nance, Brenda

Opening & Approval of Q1 Minutes

- Q1 minutes presented for review and approval
- Corrections per Jeanette:
  - 2025 Audit: add Jackie Freeman as confirmed volunteer
  - ACC section: street name correction — Live Oak
  - "Doctrine House" should read Daughtry House (Welcome Wagon section)
  - Pest control follow-up with Kareem, Pyramid Pest Control did not occur; board proceeded with Randy and Kareem for their respective specialties
- Additional corrections welcomed from members
- Motion to approve with corrections: **Approved**

Financial Report

- **2026 Dues Collection**
  - All but three members paid to date
  - One remaining delinquent account at $420 including late fees
- **Budget Status**
  - Total expenses to date: ~$15,000
  - Remaining in approved budget: ~$27,000
- **Tax Appraisal**
  - Assessment ~$3,400 higher than prior year
  - Board elected not to protest
- **Zeffy (Online Payment Platform)**
  - ~34% of paying members used Zeffy this cycle
  - Payments do not identify the sender; Treasurer reconciles by payment amount against a manual spreadsheet and printed records
  - Method unreliable when multiple members remit identical amounts
  - Treasurer to contact Zeffy support re: sender identification or export function

    - Member feedback strongly positive; platform to continue
- **Late Fees**
    - Three members paid after the deadline and were assessed late fees
    - Treasurer emailed each with the option to pay now or carry the fee to the 2027 assessment — no response to date
- **Certificate of Deposit**
    - Renewed at First National: $57,000 at 3.44%
- **2025 Audit**
    - One additional volunteer still needed
    - Aleta named as a prospect — to approach and report back

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ACC Update

- No updates this quarter

Ombudsman Report

- **Loose Dog — Hickory:** dog has gotten out on multiple occasions
    - Owner reports storm knocked out power to the electric gate, allowing the dog out
    - A resident attempted to fend the dog off with a stick and sustained a single puncture wound; source of the injury unclear
    - Resident has stated she will contact animal control or 911 if the dog is loose again
    - Dog was not observed to be aggressive when photographed previously near the pool park
- **Loose Cat:** gray and white cat observed hunting birds; possibly left behind by a former resident — limited action available
- **Reminders to Residents**
    - Secure dogs, particularly after storms or power interruptions
    - Photograph loose dogs when safe to do so and report to the board
    - Air horn suggested as a non-injurious deterrent for residents who walk the neighborhood

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Pest Control — Fire Ants

- Vendor treated Wednesday, ahead of normal schedule, at the board's request
- Individual mounds hand-treated rather than broadcast application

- 10–14 day window before results; new mounds or activity to be reported for retreatment at no charge
- Service runs every two months with no annual commitment; June treatment complete, next treatment August
- Ombudsman to coordinate August scheduling with vendor
- Large depression near the volleyball court to be filled with dirt after the August treatment, per vendor recommendation
- Fire ants relocate rather than disappear; continuous treatment expected, cost to carry into next budget

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Pool & Park

- **Deck Repair:** complete
- **Security Camera Replacement:** existing camera does not produce usable footage — individuals, vehicles, and bicycles cannot be identified, leaving the board unable to act on complaints
    - Recent break-in was not captured; the camera system had been unplugged
    - Proposed unit: 4K resolution, 123° field of view covering pool, parking lot, and volleyball court
    - Local recording to SD card; motion-activated with adjustable sensitivity and face/vehicle detection
    - Rated for outdoor use; powered over ethernet via CAT6 and POE injector — no separate cable run to the recorder required
    - Total cost: $265
    - Motion to approve purchase: **Approved**
    - Lauren to purchase, install, and submit receipt; unit to be returned if performance is unsatisfactory
    - Existing pool camera to be relocated to the shed, park, or pond area

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Pond & Park Update

- **Restocking:** ~30 catfish (6 in.), perch (2–3 in.), and minnows added
- **Fish Food:** purchased (~$35/bag); one scoop put out daily — turtles also feeding
- **Community Fishing Day:** pond consultant advises thinning larger fish, as newly stocked fish will otherwise become forage
    - Proposal: neighborhood-wide fishing day open to families
    - Residents permitted to keep fish over ~10–11 inches

    - Catfish fry raised as a possible companion event
- **Wildlife:** ducks doing well; 12–13 deer; one feral hog observed
- **Brush Pile:** pile near the back of the property burned
- **Dead & Fallen Trees:** adjacent property owner notified of two fallen trees; her crew scheduled to address
    - Residents may cut and remove branches for firewood beforehand, but may not take wood once the owner's crew begins cutting/clean-up
    - Standing dead trees noted as valuable habitat for woodpeckers and other birds; increased activity observed
    - Board member requested a large cedar log (~10 ft.) for use as a bench; retrieval to be coordinated separately

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Community Activities

- **Pool Movie Night:** strong turnout and positive feedback; second event planned toward the end of summer
- **Dumpster Day:** penciled in for October 10th; moved to fall due to heat
    - No volunteers have come forward; Lauren proceeding with the event and will circulate details
- **Welcome Wagon / New Residents**
    - Swindle and David Donnelly — Tanglewood
    - Bettencourt — Cedar Hills Dr
    - One additional home closed this week — new owner information to follow

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Neighbor Assistance Project

- Cleanup effort ongoing for a community member in need
- Bastrop County Health Department and state Adult Protective Services both actively engaged; Jeanette is the board's point of contact
- Two dumpster loads of material removed; cost covered by a third party; an additional dumpster may be donated
- County representative visiting periodically to assess progress
- Related front-setback complaint reviewed — deed restrictions limit permanent structures only, not landscaping or decorative items
- **Enforcement Discussion**
    - Deed restrictions permit the association to remediate a property and bill the homeowner; litigation is the only other recourse

    - Cost recovery considered unlikely given the homeowner's circumstances
    - County authority to compel cleanup and levy fines assessed as the more effective route
    - Two distinct problems noted: immediate exterior remediation, and a durable long-term outcome — the association is positioned to influence neither directly
- **Consensus:** allow county and state agencies to lead; item held and reassessed at the Q3 meeting (~3 months) before any further action is considered

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Community Projects & Committees

- Several projects with earmarked funds remain without progress
- **Cameras at Pond:** may be resolved by relocating the existing pool camera
- **No-Trespassing Signage:** volunteer (Jeff) has not reported back; Lauren to follow up
    - Existing sign confirmed to be solar-lit — item removed from the agenda unless additional signage is requested

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Community Spaces Proposal — Bonnie Cook

- **Background:** resident of Tanglewood Trail backing onto the park; presented to the board as a community member
    - 40+ years in education, including ten years with the first mainstream special needs program in Texas and 23 years creating and running a nature-based preschool enrichment program at the Austin Nature and Science Center
- **Proposed Concepts:** all low-budget or no-budget, relying on volunteer labor
    - Interpretive signage identifying local birds and wildlife
    - Owl house and bird houses, sited to make use of standing dead trees
    - Fall festival — hay bales, pumpkin smashing, simple games
    - Spring community picnic with old-fashioned games
    - Refresh of the horseshoe area — replace rotted wood, general upkeep
- **Goals:** create opportunities for families to meet, give children screen-free play options, and build shared ownership of common spaces
- **Next Steps**
    - Bonnie to speak first with homeowners whose properties back onto the park regarding noise, access, and boundaries
    - Neighborhood gathering at the park to be scheduled within the next few weeks to present concepts and a draft calendar

- Lauren to help publicize once a date is set; several members have volunteered to assist
- Items carrying no HOA cost may proceed without further board action

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Next Meeting

- **Q3 — September 3rd**

The meeting was adjourned at 7:35 PM.