

**Minutes
of the
Chisholm Heights Homeowners Meeting
August 3, 2024**

Meeting location: the home of Mark and Debra Tellier, 117 John Chisholm Rd.

Facilitator: Mark Tellier and Sam Harris

Mark Tellier opened the meeting by thanking everyone for attending. Then he mentioned a recent anti-HOA group that is fighting efforts to complete requirements for an HOA in our community. He explained that two separate attorneys have sent us cease and desist demands and other threats as recently as two days ago. He said we will respond to the attorneys appropriately, but with little time to do that, we decided to set aside the planned agenda for this meeting. We are suspending normal management reports and any voting today. Instead, we will explain what is going on, listen to what today's attendees have to say, and highlight some of the things volunteers in our organization have accomplished over time to the benefit of the total Chisholm Heights community. He said we will insist on a calm and friendly meeting, and following comments from Sam Harris, we will be open for questions and further discussions.

Sam Harris began his remarks by stating that all of us are well-meaning, proud Americans, who only seek to preserve the character and value of our neighborhood. Numerous members of our community have freely and selflessly donated their time to this cause and they deserve our thanks for their accomplishments. In the interest of broader awareness, he listed some of the more important successful accomplishments led by volunteer members of our Chisholm Heights community, on behalf of all our members.

1. We stopped oil/gas truck traffic from driving through the neighborhood to enter Begg's Ranch to our South. Bobby Pickard led the successful effort to stop up to 100 trucks (per day) from rolling through the neighborhood. This was a 3-year effort that involved a trip to Austin to meet with legislators, talks with county and state leaders, supporting news and magazine articles, and the establishment of a blog that aided communications - all of which finally accomplished the goal that the neighborhood can still be grateful for. A copy of a Fort Worth newspaper article and a link to the blog are on our website.

2. The low water crossings, both East and West of us on White Settlement Road were a problem for many years. High water more than once left some of us stranded on our way home. Our community was isolated until the water receded. Our residents along with the school district pressured the County for restructured road crossing that eventually solved the problem.

3. In the '90's before White Settlement Road was completely paved, we lobbied the County for needed grading and eventually paving of our only access road.

4. The recent (2024) repaving of John Chisholm and Chisholm Hills roads happened with the help of one of our community members.

5. An auto maintenance business was planned by a potential buyer on Moyer Court and one of our members took quick action to prevent this disruption to our neighborhood.

6. A Lot on John Chisholm Road was about to be leased to an equestrian group with planned RV occupancy. But one of our members advised them of the Deed Restrictions that were on file with Parker County and their plans were dropped.

7. In the interest of communications throughout our community we have:

- a. Developed neighborhood directories that have been useful for general communications and contacts during emergencies such as fires in our area.
- b. We have encouraged neighborhood crime watch and relayed information on criminal events in our areas. We had an informative police department guest speaker at one of our meetings.
- c. We created a website for the benefit of all Chisholm Heights residents.
- d. We plan future meetings of members for social reasons, community awareness and continued communications. Future activities will require our awareness and perhaps action in our best interest. For example, we discussed the following:
 - (1) Beggs Ranch development to our South could impact us in unknown ways to include possible traffic access through our community.
 - (2) Weatherford city limits have moved to our West as close as Pearson Ranch Road. We need to resist future incorporation in any city annexation attempt.
 - (3) There has been a large increase in crime in Parker County due to rapid population increases in places like the Walsh Ranch and Morningstar developments. We understand that Sheriff's Deputy presence at any given time in Parker Co. has increased to 8 Deputy's verses 2 a short time ago - and they struggle to keep up with activity. We know that Morning Star has hired extra security because of increased crime.

Sam concluded his remarks with a request for community unity and support for those volunteers willing to do the "work." He said that with the help of community support and legal

advice, we look forward to the path ahead. The floor was then opened for comments and questions.

It was obvious right away that there has been a shortage of communication and understanding that we can all improve on. It was mentioned that an anti-HOA group held a meeting the previous Saturday – and not all the community was invited. Unfortunately, some misinformation was involved as well as misplaced opinions that could have been corrected if the meeting had been all inclusive.

Once we explained that our community efforts had been completely voluntary to date – voluntary management, voluntary membership, and voluntary dues – things seemed to be better understood. The consensus seemed to be that an HOA or similar group was OK if it was totally voluntary and there was no HOA effort to enforce Deed Restrictions.

During discussions of Deed Restrictions, it was pointed out that Deed Restrictions were filed by our Subdivision developer 13 times in 1993-1994. All 13 are the same or very similar. Subdivision Plat Maps and a copy of our Deed Restrictions are included on our website. By law, Deed Restrictions go with the land and we are all obligated to comply with these restrictions. Some have said they bought property in our area and did not know there were Deed Restrictions at the time. It was explained that Real Estate agents or Title Companies were doing a disservice if they did not make prospective buyers aware of what is filed with the County. It was stated that any property owner can simply refer to their Property Deed to see that they are subject to what is filed with the County in which their property is located. It was also explained that Deed Restrictions are enforceable with or without an HOA.

Numerous attendees at the meeting emphasized that we need to be a friendly, well-meaning, well-informed community with social activities that are enjoyable and helpful to all members of the Chisholm Heights Subdivision.

It was stated at the end of the meeting that we would communicate further on our Chisholm Heights website and at future meetings. We all seemed to agree that better communications were the key to community unity and cooperation.

In summary, this was a good, friendly community meeting full of needed communications to clear the air. Importantly, the meeting helped clear up some recent misinformation. There were approximately 40 community members at the meeting. But interestingly, those who recently hired lawyers to disrupt our activities did not attend the meeting, even though they were invited.

Sam Harris
Management Agent