

Chisholm Heights Homeowner's Meeting
2/1/2025

Meeting held at the home of Mark and Debra Tellier, 117 John Chisholm Rd.

Facilitated by Mark Tellier and Sam Harris.

16 neighbors present.

Voluntary dues/donations collected- \$252.

Mark Tellier opened the meeting with a brief discussion of the "anonymous letter" sent to the neighbors and the subsequent response sent by Sam Harris. He reiterated the purpose of the Chisholm Heights Homeowners is to allow open communication between neighbors, fellowship, and sharing information with each other.

He provided the following information regarding surrounding development:

- Development and plating of Beggs' Ranch is already underway. The plats and future plans can be found online.
- Directly across the street from the Tellier's property the plat indicates 1,228 residential lots, 300 acres for commercial use, and 370 acres for multifamily units.
- Developers of the 240 acre site at the intersection of Old Weatherford Road and FM 3325 are looking to build a mixed-use development. The number of residential units estimated for the area would include a maximum of 1,000 multifamily units, 1000 townhomes, and 650 single family homes.

Deed restrictions:

- The deed restrictions for Chisholm Heights were not created by the homeowners. They were created by Dak Investments.
- Many of us bought our properties from Dak Investments specifically because it had deed restrictions and was in the Aledo School District. We knew this would increase our property values over time.
- We all need to do our part and abide by the deed restrictions as created by the developer to ensure our property values continue to increase.

Sam Harris provided updates:

- Chisholm Heights Homeowners is a non-profit, tax-exempt corporation.
- Voluntary management, participation, and dues.
- Does not have enforcement authority, however, deed restrictions are enforceable (Texas Property Code, Section 202.004).
- Deed restrictions will soon be filed with real estate commission.
- Tax exempt status was reinstated.

Extraterritorial Jurisdiction (ETJ):

- Some of our properties have been found on the Tarrant County Tax rolls.
- Sam found a map on the website showing most of our properties in the Fort Worth ETJ.
- We may petition as a community to be removed from the ETJ.

Crime:

- 22 people per day are moving to Parker County
- People coming to neighborhood to scam or steal.

- Increased theft from cars in surrounding neighborhoods

Website- chisholmheightshomeowners.com

- Minutes from meetings can be found on the website.
- Freddie Garcia suggested we add a list of contractors recommended by neighbors.

Directory:

- Useful for emergencies such as fire
- May update later this year

Vote held for president, vice president, and additional board member:

- Mark Tellier- president
- Kevin Johnson- vice president
- Aaron Smith- board member

Discussion about wildfire insurance. We now have a full-time fire department, no longer only volunteer.