



---

**Herman Boswell Property Management** • 1125 W. Abram Street • Arlington, TX 76013 • 817-274-1800 • FAX 817-795-8008 • [info@boswellrentals.com](mailto:info@boswellrentals.com)

### Cinnamon Creek Estates HOA Annual meeting held June 26, 2025

The meeting began at 6:40 PM. Sheri Swaine took the notes. Charlotte Anderson conducted the meeting. The President was not present.

All attendees introduced themselves. Those in attendance were Angie Espinoza, Cindy Espinoza, Tremika Montgomery, Stephen Lewis, Rosalia Tejeda, Nolan Lewis, Jane Nyairo, and Jestus Karauni.

The entrance off of Carter onto Rosie Way has too many cars parked there making it difficult to enter the subdivision as well as exiting. There should not be any cars parked there for any reason.

The fences on Carter belong to the Homeowners. Some of these are in need of replacement. The replacement is the expense and responsibility of the Homeowner. Approval to replace needs to be presented the HOA Board to ensure everyone replaces in like manner.

1908 Chicory is continuing to experience erosion. We will have another company come out and give us a bid for a retaining wall.

If you are seeing people sleeping in their cars, please write down a description of the car with the license plate and notify the office. You can email [stephanie@boswellrentals.com](mailto:stephanie@boswellrentals.com) or call Stephanie on her direct line at 817-861-8611.

The drilling has started on Watson Rd. There are concerns about health. Just to let everyone know the company cannot come into the subdivision to do anything on the properties. More than likely, all mineral rights were retained by the Developer and did not convey at closing.

We are in need of a Vice President, Secretary, and Treasurer to serve on the Board. We are also in need of three Homeowners to serve on the Architectural Review Authority (ARA). This committee oversees the exterior of the dwellings as well as the fences to ensure that we maintain the integrity of the subdivision. We will be posting these openings in the Cinnamon Creek Estates HOA website. The duties of these positions are in the covenants and bylaws. We have interested parties and will hold an election.

We are working on some type of community get together to engage our neighbors to communicate and interact.

The meeting was adjourned at 7:23 PM.